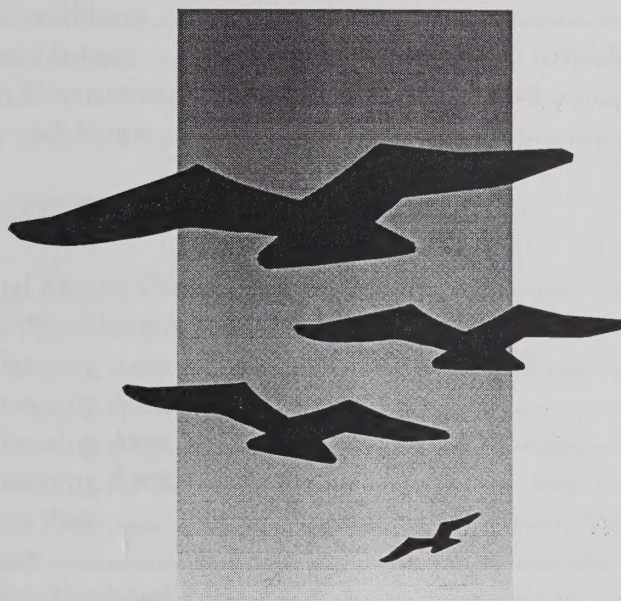


SP 12

**PALM/GOLDENWEST
SPECIFIC PLAN**



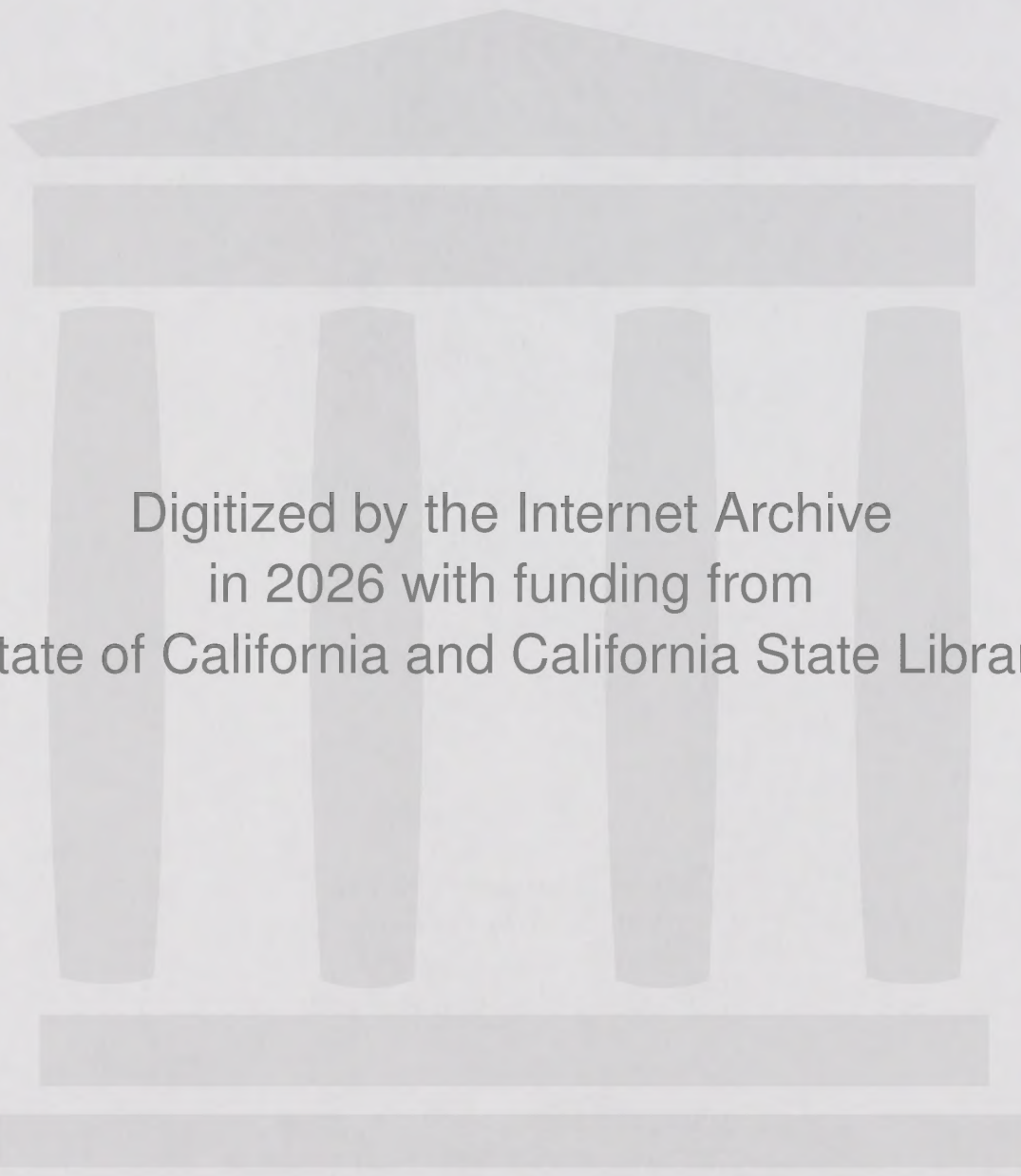
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**CALIFORNIA COASTAL COMMISSION
AUGUST 9, 2000**



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PREFACE

The 150 acre site designated as Subarea 4B in the City's 1996 General Plan, consists of two major properties. The 54 acre parcel at the corner of Palm Avenue and Goldenwest Street is owned by PLC Land Company. The PLC parcel is currently vacant and is being considered for development within the next two years. The other parcel fronting along Pacific Coast Highway, between Goldenwest Street and Seapoint is 96 acres and owned by Aera Energy LLC. The Aera property is currently in oil production and according to Aera Energy LLC, the property will remain in oil production for the 15 to 20 years.

The first section of the Specific Plan, Chapters 1-4, relates to the PLC parcel. The second section, Chapters 6-9, relates to the Aera parcel. The Administration chapter and the Appendices apply to both the PLC and Aera properties.

PALM /GOLDENWEST SPECIFIC PLAN

1. OVERVIEW

1.1 PROJECT AREA BACKGROUND

The Palm/Goldenwest Specific Plan Area encompasses the 150-acre site located by Palms Avenue on the north, Pacific Coast Highway to the south, Goldenwest Avenue to the east and Simpson Avenue, with approximately 100 acres located on the west side of Simpson Avenue. Exhibit 1.2-1, Locality Map, Exhibit 1.2-2, Aerial Map, Exhibit 1.2-3, Aerial Photograph, Exhibit 1.2-4, Proposed Zoning and Exhibit 1.2-5, Proposed General Plan. The site is a former Chevron, USA, oilfield. Oil production was in place on the 50-acre PLC property, but is ongoing on the 10-acre Airtex property. The subject area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The High-Speed Rail General Plan currently designates the 150-acre site for Mixed-Use-Residential Development of Housing (MUR), with a Specific Plan Overlay. The Palm/Goldenwest Specific Plan Area is designated as Medium Density Residential Development (MDRD) in the General Plan Table 1.2-6, which describes the Permitted Uses, Density/Intensity, and

SECTION ONE PLC PROPERTY

A Conceptual Master Plan (CMP) of development has been prepared in accordance with this Specific Plan as adopted by the Palmdale South General Plan. The CMP and the General Plan were shaped by the public participation efforts that were initiated in 2001. The CMP and provide the basis for the development of future plans. The CMP includes the Specific Plan Area, approximately 150 acres owned by PLC, and the approximately 50-acre oil production facility site in the Goldenwest area of Airtex, and provides the basis for the Palm/Goldenwest Specific Plan. The CMP describes proposed development for the PLC site, as well as other development proposed for the Airtex area and oil production facility and sets the framework for all other specific plans in the development.

1.2 EXISTING CONDITIONS

The Palm/Goldenwest Specific Plan Area encompasses the 150-acre site located by Palms Avenue on the north, Pacific Coast Highway to the south, Goldenwest Avenue to the east and Simpson Avenue, with approximately 100 acres located on the west side of Simpson Avenue. Exhibit 1.2-1, Locality Map, Exhibit 1.2-2, Aerial Map, Exhibit 1.2-3, Aerial Photograph, Exhibit 1.2-4, Proposed Zoning and Exhibit 1.2-5, Proposed General Plan. The site is a former Chevron, USA, oilfield. Oil production was in place on the 50-acre PLC property, but is ongoing on the 10-acre Airtex property. The subject area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

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PALM GOLDENWEST SPECIFIC PLAN

SECTION ONE

PLC PROPERTY

1 INTRODUCTION

1.1 PROJECT AREA BACKGROUND

The Palm/Goldenwest Specific Plan is located in northwestern Huntington Beach, an area that has historically been one of California's largest oil fields. Over the past ten years many of the marginally producing oil areas have been replaced with other uses. To the north of the site is the Holly-Seacliff Specific Plan area, a former oil producing area that has been replaced with residential, recreation and commercial uses.

Surrounding land uses include the existing Seacliff residential community and Seacliff County Club and Surfcrest Condominiums to the north, and the Pacific Ocean to the south. Southeast of Goldenwest Street are single family and multi-family residential uses which are part of an area previously known as the Townlot area.

A Conceptual Master Plan ("CMP") of development has been prepared in conjunction with this Specific Plan as required by the Huntington Beach General Plan. This CMP and the General Plan were shaped by the citizen participation efforts that were utilized in their formation, and provide the basis for the requirements of Subarea 4B. The CMP includes the Specific Plan Area, approximately 54 acres owned by PLC, and the approximate 96-acre oil production facility site to the southwest owned by Aera, and provides the basis for the Palm/Goldenwest Specific Plan. The CMP describes proposed development for the PLC site, as well as future development potential for the Aera site once oil production ceases and sets the framework for individual specific plans to be implemented.

1.2 EXISTING CONDITIONS

The Palm/Goldenwest Specific Plan Area encompasses the 150 acre site bounded by Palm Avenue to the north, Pacific Coast Highway to the south, Goldenwest Street to the east and Seapoint Street, with approximately four acres located on the west side of Seapoint (see Exhibit 1.2-1, Vicinity Map, Exhibit 1.2-2, Location Map, Exhibit 1.2-3, Aerial Photograph, Exhibit 1.2-4, Proposed Zoning and Exhibit 1.2-5, Proposed General Plan). The site is a former Chevron, USA, oilfield. Oil production is no longer a use on the 54 acre PLC property, but is on-going on the 96 acre Aera property. The project area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The Huntington Beach General Plan currently designates the 150-acre site for Mixed Use-Horizontal Integration of Housing (MH), with a Specific Plan Overlay. The Palm/Goldenwest Specific Plan Area is designated as Subarea 4B on the Huntington Beach General Plan Table LU-4, which describes the Permitted Uses, Density/Intensity, and

Design and Development Standards and Principles. A copy of Table LU-4 for Subarea 4B is included as Exhibit 1.2-6 for reference.

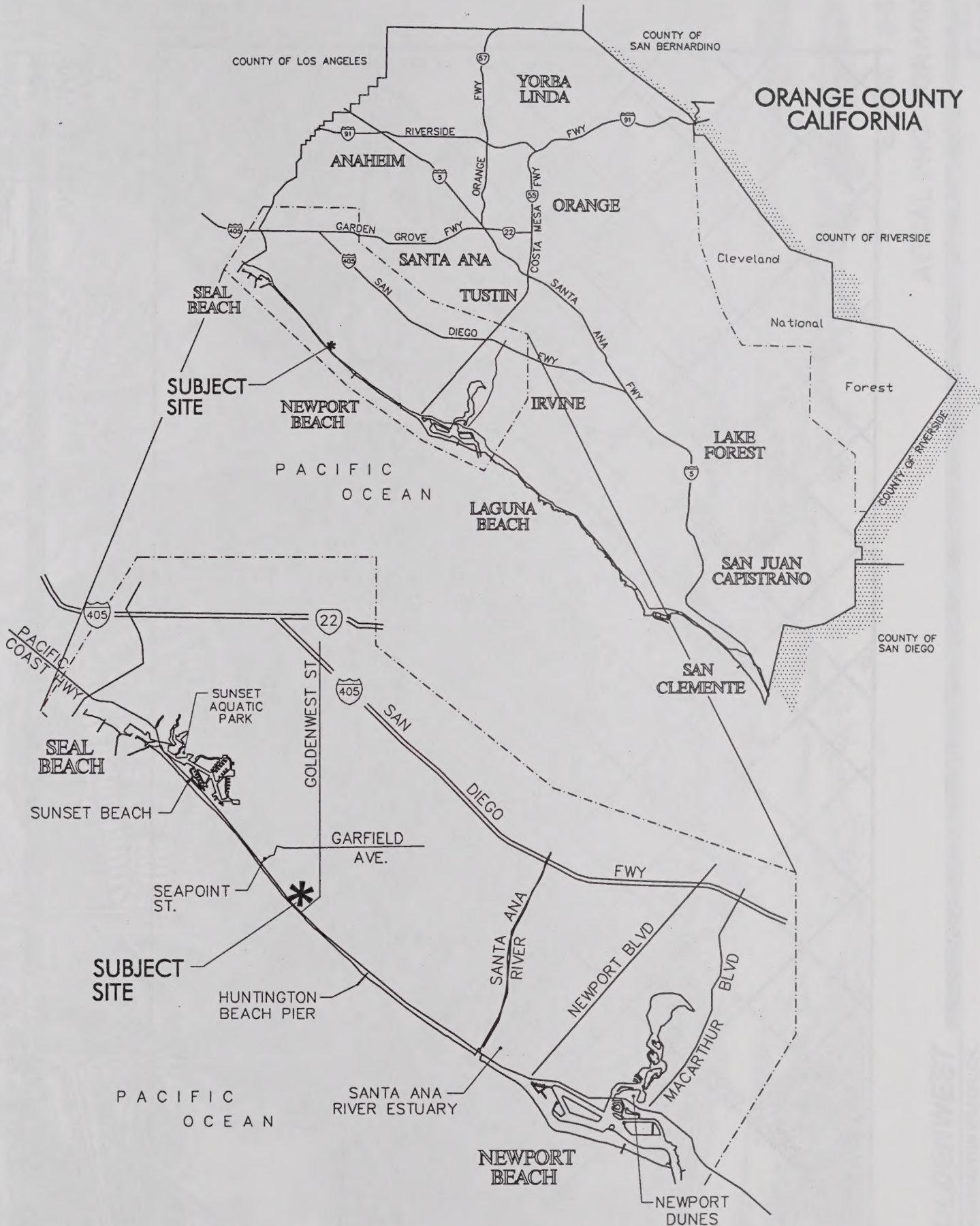
The existing Local Coastal Program Land Use designation for the PLC property is Medium Density Residential and the Aera property is designated as Industrial-Oil Resource Production, but includes a visitor-serving commercial overlay for the western section of the Aera property at Pacific Coast Highway and Seapoint, as well as the eastern section at Pacific Coast Highway and Goldenwest Street. There are currently four zoning designations on-site: RH-O-CZ (High Density Residential with Oil and Coastal Zone Overlays), CG-O-CZ (General Commercial with Oil and Coastal Zone Overlays), IG-O1-CZ (General Industrial with Oil Production and Coastal Zone Overlays), and IG-O-CZ (General Industrial with Oil and Coastal Zone Overlays).

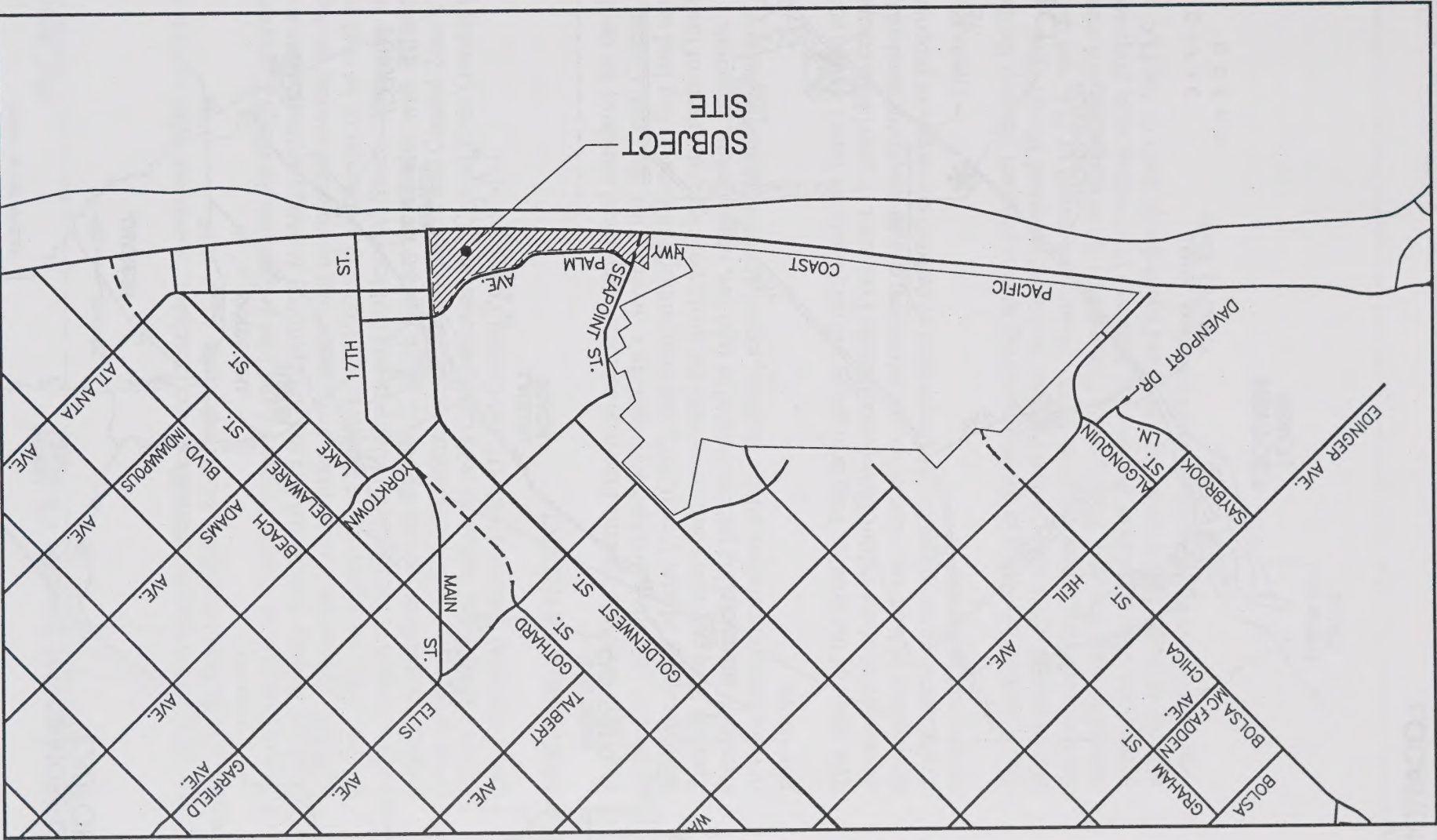
1.3 PURPOSE AND INTENT

The purpose of this Specific Plan is to establish zoning and standards for the development of the 150 acre site consistent with the City's General Plan, the Local Coastal Program, the Conceptual Master Plan (CMP), and compatible with surrounding land uses. The Specific Plan provides consistency with the goals, policies and criteria of the City's General Plan, including policies related to land use, urban design, economic development, circulation, public facilities, especially those related to Subarea 4B provisions.

The intent of the Specific Plan is to guide and coordinate the future design and development of the Palm/Goldenwest Specific Plan Area. It provides a comprehensive description of land use, circulation, infrastructure, site development standards, and implementation programs for the preparation of detailed development proposals for City review and approval.

The Specific Plan serves as the implementing actions program (zoning) for the Huntington Beach Local Coastal Program and the Conceptual Master Plan. It will act as the implementing actions program for the 54-acre site owned by PLC and the 96 acres owned by Aera Energy. This Specific Plan permits the development of a residential community with up to three hundred and fifteen (315) dwelling units proposed in a mixture of single family detached homes and multi-family units on the PLC parcel and future visitor serving uses on the Aera parcel.





SUBJECT
SITE

Exhibit 1.2-2
VICINITY MAP



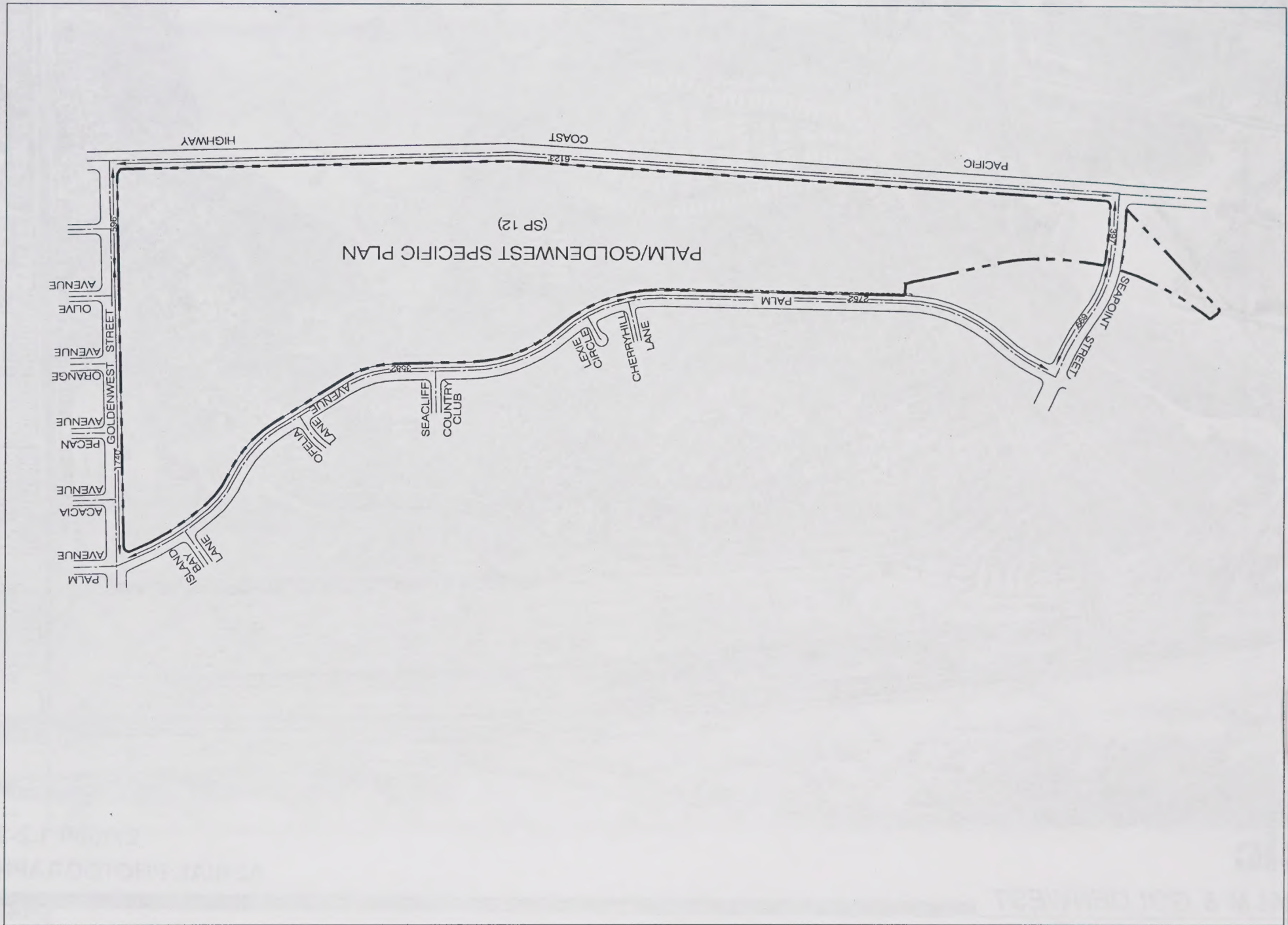
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PALM & GOLDENWEST

HUNTINGTON BEACH, CA.

Exhibit 1.2-3
AERIAL PHOTOGRAPH

FORMA
MAY 1999



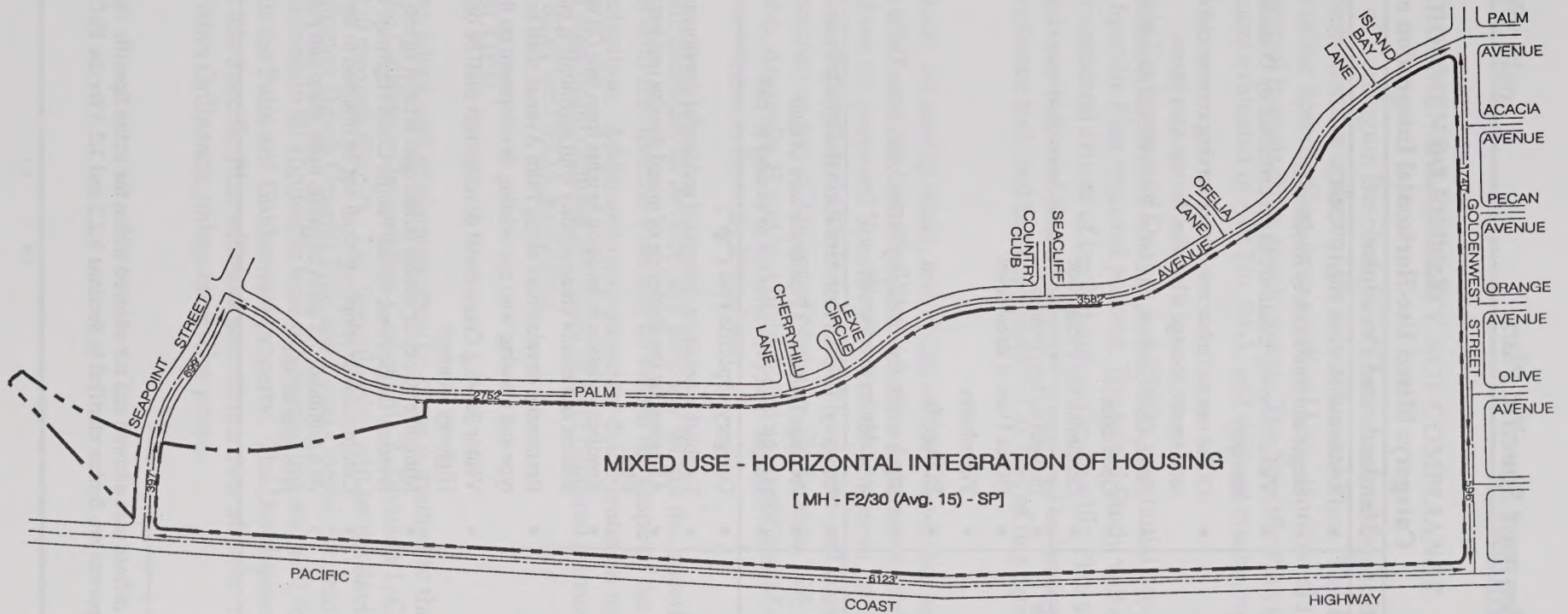


Exhibit 1.2-6
Category: Mixed Use-Horizontal Integration of Housing (MH)¹

Characteristic	Standards and Principles
Permitted Uses	• Residential Medium High ("RMH") • Single and Multi-family Residential • Visitor Serving Commercial (as permitted by Commercial Visitor ("CV") land use category) • Office use and other non-visitor serving commercial development limited to 15% of the total square footage allocation for the Aera parcel. • Parks, Golf Courses, and other Recreational Amenities • Open Spaces • Continued Oil Production
Prohibited Uses	• Industrial Development • Office Uses at street level • Timeshares • Billboards • Signs which do not display information related to an activity, service, or commodity available on the premise
Density/Intensity	• Category: F2-30: Floor Area Ratio (FAR) is 0.5 and 30 units per acre maximum • Average Density: 15 units per acre overall • Height: four (4) stories not to exceed 50 feet
Design and Development	• Category: Specific Plan ("sp") • Establish a cohesive, integrated residential development. • Allowing for the clustering of mixed density residential units and integrated commercial sites. • Requires variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. • Residential development along Palm Avenue shall be compatible in size, scale, height, type and massing with the existing development on the north side of Palm Avenue. • Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage. • Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Goldenwest Street, Pacific Coast Highway, and Seapoint Street. • Commercial development shall not be oriented to the Palm Avenue frontage. • At a minimum 7.5 acres of public open space and public neighborhood parks shall be provided on site.

¹ Exhibit 1.2-6 defines uses allowed and not allowed within the entire Specific Plan Area. Allowed uses with the PLC and Aera parcels are further clarified in Sections 3.2.2 and 3.2.4 for the PLC parcel, and 7.4 and 7.5 for the Aera parcel.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In May, 1996, the City of Huntington Beach certified Environmental Impact Report No. 94-1 ("EIR") for the comprehensive update of the City's General Plan. This EIR evaluated development of the Specific Plan Area as Mixed Use - Horizontal Integration of Housing and any potential impacts from development. The Specific Plan is within the parameters of development evaluated in EIR No. 94-1, and will not create any additional environmental impacts.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared as part of the Specific Plan approval process. The Initial Study will serve as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. The Initial Study indicated that a Mitigated Negative Declaration is the appropriate CEQA compliance tool, and has been prepared as part of this Specific Plan process.

A traffic study, noise study, air quality study, and visual analysis have also been prepared in conjunction with the CMP and this Specific Plan to further demonstrate that there are no significant impacts from the proposed Specific Plan and development. A Mitigated Negative Declaration was prepared and distributed for public review and comment. Mitigation Measures included as part of Mitigated Negative Declaration #98-8 have been incorporated in Chapter 6, Appendix B and will be included as conditions of approval on all development projects within the Specific Plan Area.

All subsequent approvals necessary to develop any property within the Specific Plan Area must be consistent with the Specific Plan and be within the scope of the EIR and Mitigated Negative Declaration. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

1.5 AUTHORITY AND SCOPE

The authority to prepare, adopt, and implement specific plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). The Specific Plan will be the device for implementing the Huntington Beach General Plan and Local Coastal Program on this property. The Plan will contain all applicable land use regulations and will thus constitute the zoning for the Palm and Goldenwest property. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Zoning and Subdivision Ordinance, unless otherwise noted.

2 DEVELOPMENT CONCEPT

2.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

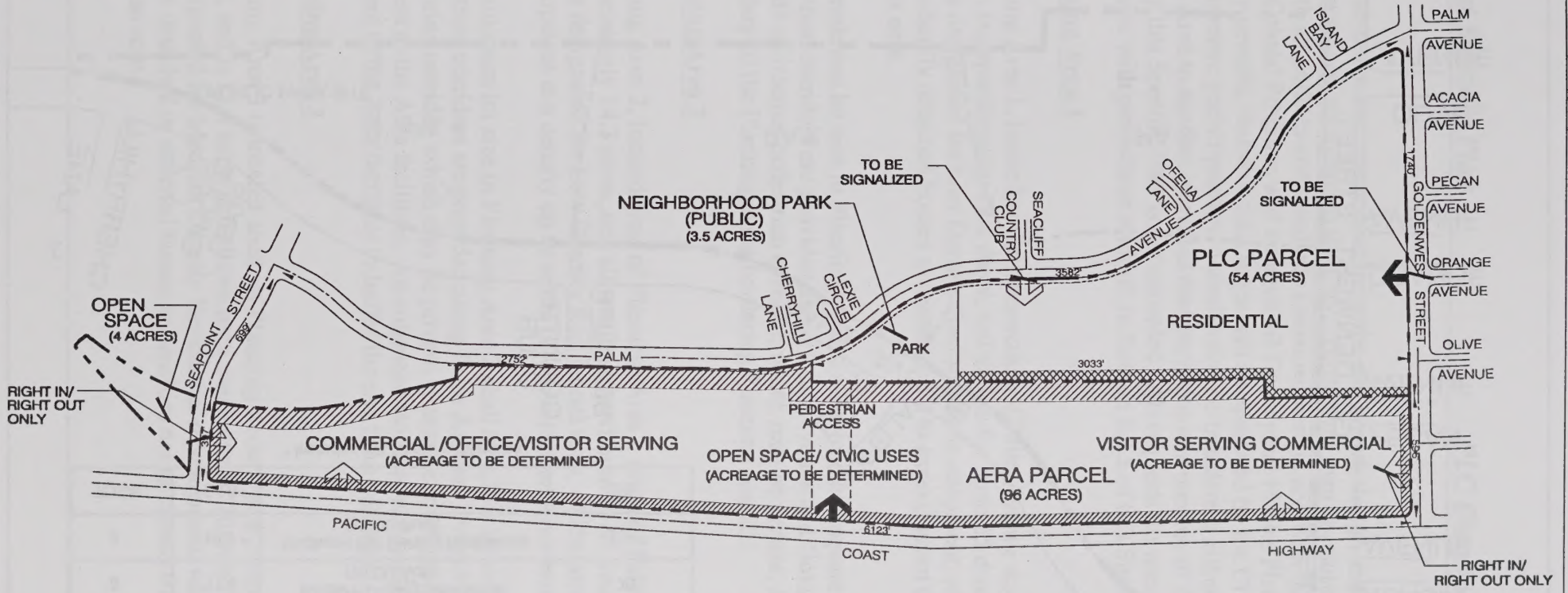
The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan is to establish general planning concepts for the entire site. The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. Upon completion of a future specific plan for the Aera parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately 15-20 years). The Palm/Goldenwest Specific Plan proposes a variety of residential uses on the 54-acre PLC property and future visitor serving uses on the 96 acre Aera property. The land use plan for the PLC property is more fully described in this first section of the Specific Plan and Section Two of the Specific Plan details the land uses proposed for the Aera property.

2.2 LAND USE PLAN/DEVELOPMENT CONCEPT

The proposed residential development for the PLC parcel contains three residential density categories. All uses proposed are consistent with the City's Local Coastal Program, General Plan and the Conceptual Master Plan for Subarea 4B, and will not deviate from any established General Plan policies and criteria. Any revisions to the Palm/Goldenwest Specific Plan will not take effect until an amendment is certified by the California Coastal Commission. The 54 acre PLC site is planned for a maximum of 315 dwelling units. Within the PLC parcel, the Specific Plan designates Low Density Residential, Medium Density Residential, and Medium High Density Residential areas with a combination of detached and attached single- and multi-family dwellings.

The development concept for the Palm/Goldenwest Specific Plan is to provide for distinct residential neighborhoods in a well-designed private gated community. Perimeter themed landscaping will complement the adjacent Holly Seacliff project. A 3.5-acre neighborhood public park is also provided in Planning Area 4. The residential planning areas for the PLC property are shown on Exhibit 2.2-1, and is described below in Sections 2.2.1 through 2.2.4.



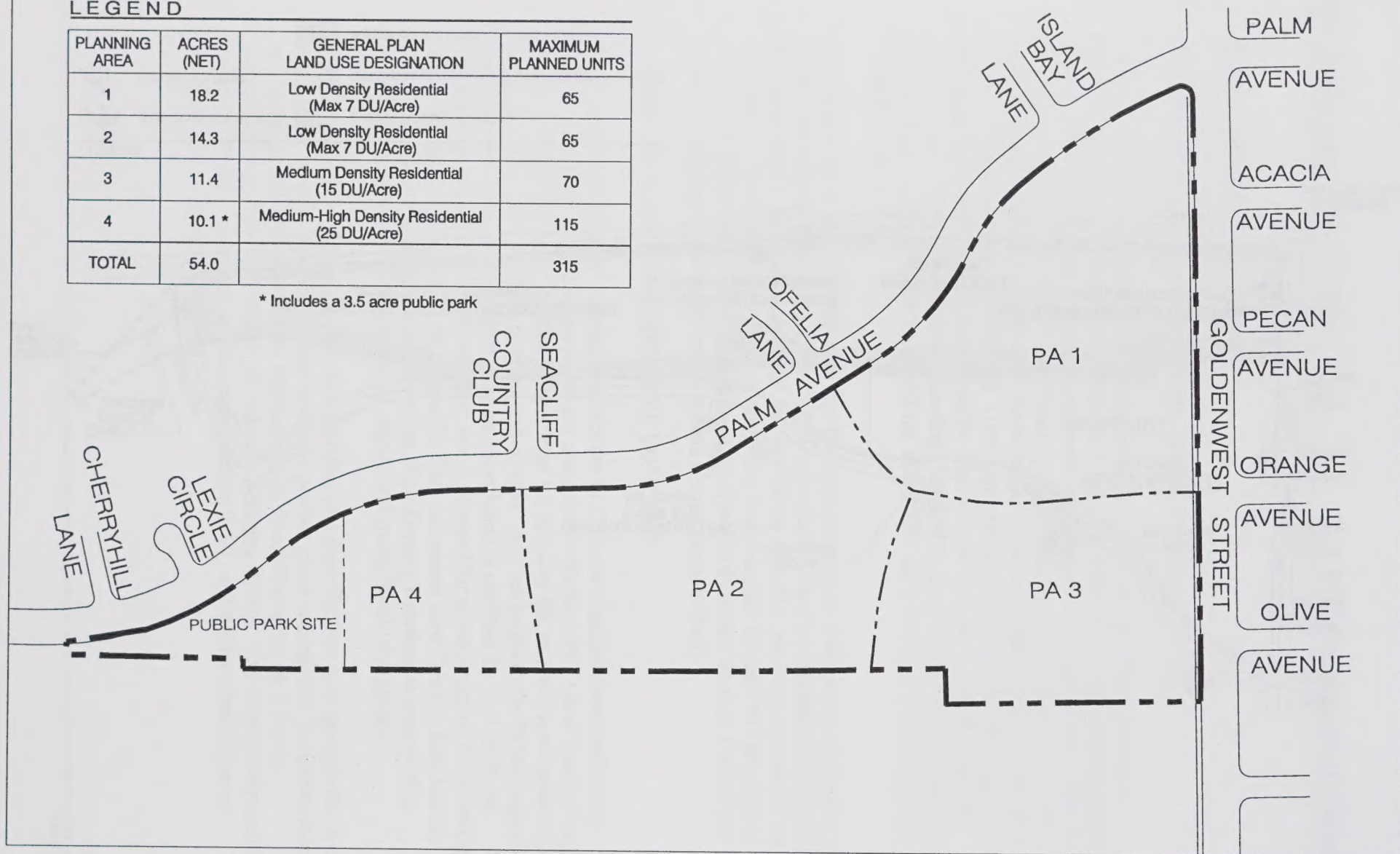
LEGEND

-  MAIN ENTRY (SIGNALIZED)
-  SECONDARY ENTRY
-  ESPLANADE (35' MIN. WIDTH)
-  GREENBELT/BUFFER ON AERA PARCEL (75' MIN. WIDTH)
-  BUFFER ON PLC PARCEL (40' MIN. WIDTH)

LEGEND

PLANNING AREA	ACRES (NET)	GENERAL PLAN LAND USE DESIGNATION	MAXIMUM PLANNED UNITS
1	18.2	Low Density Residential (Max 7 DU/Acre)	65
2	14.3	Low Density Residential (Max 7 DU/Acre)	65
3	11.4	Medium Density Residential (15 DU/Acre)	70
4	10.1 *	Medium-High Density Residential (25 DU/Acre)	115
TOTAL	54.0		315

* Includes a 3.5 acre public park



One or more tentative tract maps describing the site layout, design and features of each Planning Area will be submitted to the City. Those tract map developments shall be consistent with all policies and standards contained herein, and with the General Plan, the City's Local Coastal Program, and Subarea 4B Conceptual Master Plan. In addition to any other City permits, tentative tract maps will be approved by the City through the coastal development permit process. Density may be transferred either internally or from one Planning Area to another, provided that the maximum number of dwelling units established by this Specific Plan is not exceeded. All requests for transfer of density shall be in accordance with procedures set forth in Section 9.2.5 of this Specific Plan.

2.2.1 Planning Area 1

Planning Area 1, located at the intersection of Palm Avenue and Goldenwest Street, is approximately 18.2 acres, and allows for up to 65 dwelling units. The area is designated for Low Density Residential development, which permits single-family detached homes at densities not to exceed seven (7) dwelling units per net acre.

The minimum lot size in Planning Area 1 shall be 6,000 square feet. Public pedestrian corridors are provided along Palm Avenue and Goldenwest Street. Provide an internal pedestrian corridor, which may be private, along the southern boundary of the Planning Area bordering Planning Area 3.

2.2.2 Planning Area 2

Planning Area 2, located west of Planning Area 1 south of Palm Avenue, is approximately 14.3 acres, and allows for a maximum of 65 dwelling units. The area is designated for Low Density Residential uses, which permits residential development at a density up to seven (7) dwelling units per acre.

The minimum lot size in Planning Area 2 shall be 5,000 square feet. Public pedestrian corridors are provided along Palm Avenue. Provide an internal pedestrian corridor, which may be private, along the southeastern boundary, adjacent to the Aera facilities. An enhanced landscaped corridor is provided adjacent to the Aera facilities to buffer the site from adjoining oil operations.

2.2.3 Planning Area 3

Planning Area 3 is located south of Planning Areas 1 and 2 along Goldenwest Street, and is 11.4 acres and allows for a maximum of 70 dwelling units. The area is designated for Medium Density Residential development, which permits single-family detached or attached homes at densities not to exceed fifteen (15) dwelling units an acre.

Permitted development includes single family detached homes on individual lots with a minimum of 3,600 square feet, or attached townhouses pursuant to a condominium plan. Public pedestrian corridors are provided along Goldenwest Street. Provide an internal pedestrian corridor, which may be private, along the boundary with Planning Area 1. A 40 foot habitable structural setback is provided for those lots which are adjacent to the oil operations to the south within this Planning Area.

2.2.4 Planning Area 4

Planning Area 4, located west of Planning Area 2 along Palm Avenue, is 10.1 acres, and allows for up to 115 dwelling units. The area is designated for Medium High Density Residential development, which permits single family detached homes on individual lots with a minimum lot size of 3,000 square feet, attached townhouses pursuant to a condominium plan, or apartments pursuant to a conditional use permit at densities not to exceed twenty-five (25) dwelling units an acre.

A public pedestrian corridor is provided along Palm Avenue. Within Planning Area 4 is a 3.5-acre neighborhood public park which will be dedicated to the City of Huntington Beach. The location of the neighborhood public park is depicted on Exhibit 2.2-1 and a description of the park can be found in Section 2.4.1 of this Chapter.

2.3 CIRCULATION PLAN

The Conceptual Master Plan limits the maximum number of average daily trips that may be generated by ultimate development of the Specific Plan Area to 27,139. This is to ensure that impacts to the City's circulation system, as well as, ambient air quality and noise levels remain within the scope of impacts analyzed in the General Plan Program EIR 94-1 and Mitigated Negative Declaration No. 98-8. Of the total trip budget, the PLC site has been allocated a maximum of 5,230 average daily trips, and the Aera parcel has been assigned a trip budget not to exceed 21,909 average daily trips. Individual parcels within the site may exchange or trade unused trip allocations, as long as the overall budget for the site is not exceeded, and subject to City approval. The trip budget allocations, along with the development standards of the Conceptual Master Plan, will determine the land use intensities ultimately permitted within the Specific Plan Area.

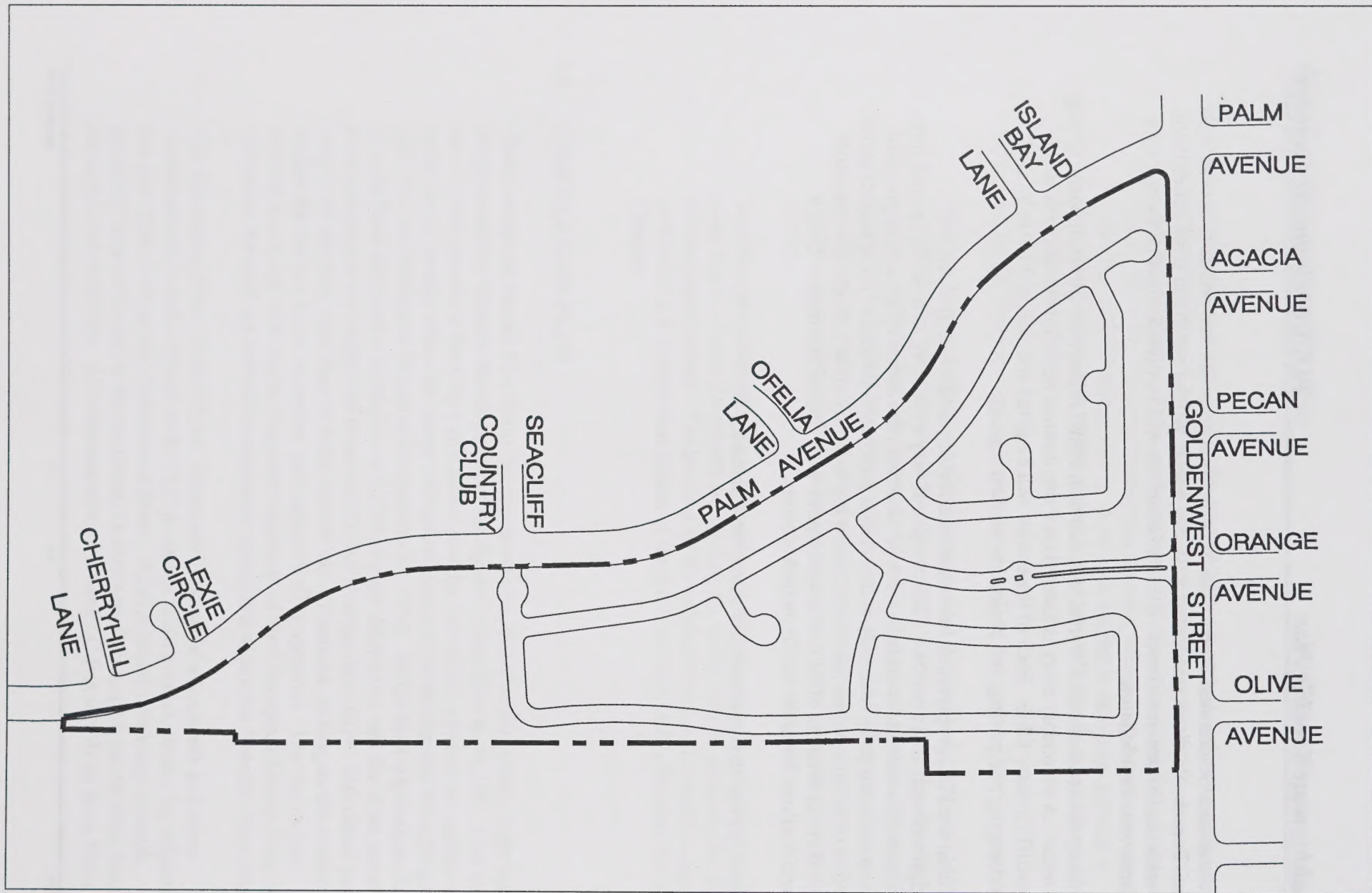
The Circulation Plan, Exhibit 2.3-1, illustrates the general alignments and street classifications in and adjacent to the PLC property. Two arterial streets lay adjacent to the site, Palm Avenue and Goldenwest Street. Palm Avenue, a Primary Arterial, generally bounds the site to the northeast. Goldenwest Street, a Major Arterial, bounds the site on the southeast. All vehicular access to the PLC Parcel will be from Palm

Avenue and Goldenwest Street. The Specific Plan proposes two points of access to the PLC Parcel. No direct residential driveway access will be permitted from either Palm Avenue or Goldenwest Street. All interior streets will be private and maintained by a homeowners association.

Primary access to the PLC Parcel will be taken from Goldenwest Street opposite Orange Avenue. A secondary entry is located on Palm Avenue opposite the entrance to the Seacliff Country Club. Each of the entries will be gated and will include enhanced landscaping and paving, and project monument signage.

Within the PLC property, all interior streets serving single family detached neighborhoods will provide a 52-foot right-of-way consisting of a 40 foot paved way, with six-foot sidewalks on both sides of the street with detached parkways provided along the main entry road only and detached parkways elsewhere in the project at the option of the developer. All streets within multi-family areas will include minimum paved street sections of 24 feet in accordance with City of Huntington Beach specifications for multi-family neighborhoods.

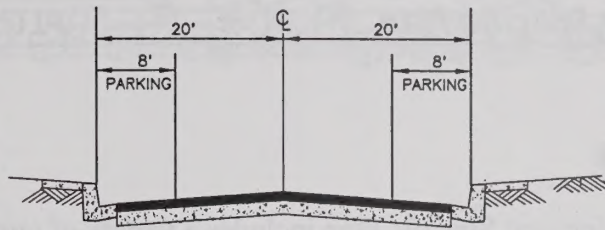
These typical street sections are shown on Exhibit 2.3-2.



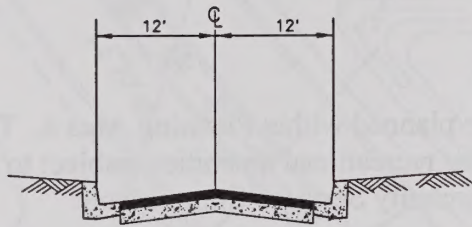
plc
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA.

Exhibit 2.3-1
CIRCULATION PLAN

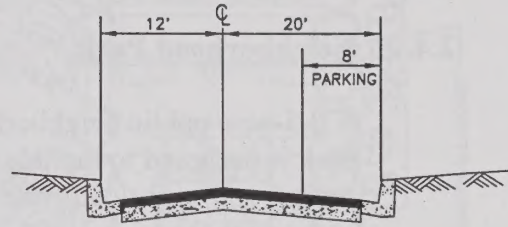
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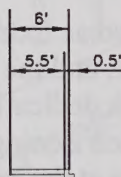
**PARKING ON BOTH SIDES OF STREET
SINGLE FAMILY OR MULTI FAMILY**



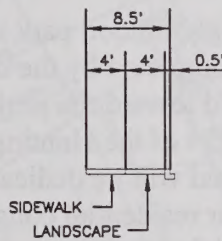
**NO ON STREET PARKING
(MULTI-FAMILY ONLY)**



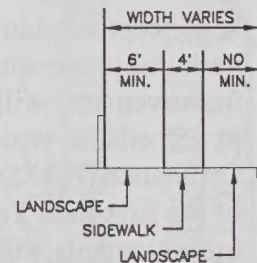
**PARKING ON ONE SIDE OF STREET
(MULTI-FAMILY ONLY)**



**SIDEWALK
ADJACENT**



PARKWAY



**ENHANCED
PARKWAY**

2.4 OPEN SPACE

The Palm/Goldenwest Specific Plan includes a variety of onsite open space and landscape features to provide the public and residents with active and passive recreational opportunities and enhance project compatibility with surrounding land uses. The Open Space Plan for the PLC parcel is comprised of three elements: a public neighborhood park, a private recreation area within the multi-family area, and perimeter and buffer landscaping incorporating public pedestrian walkways.

2.4.1 Neighborhood Park

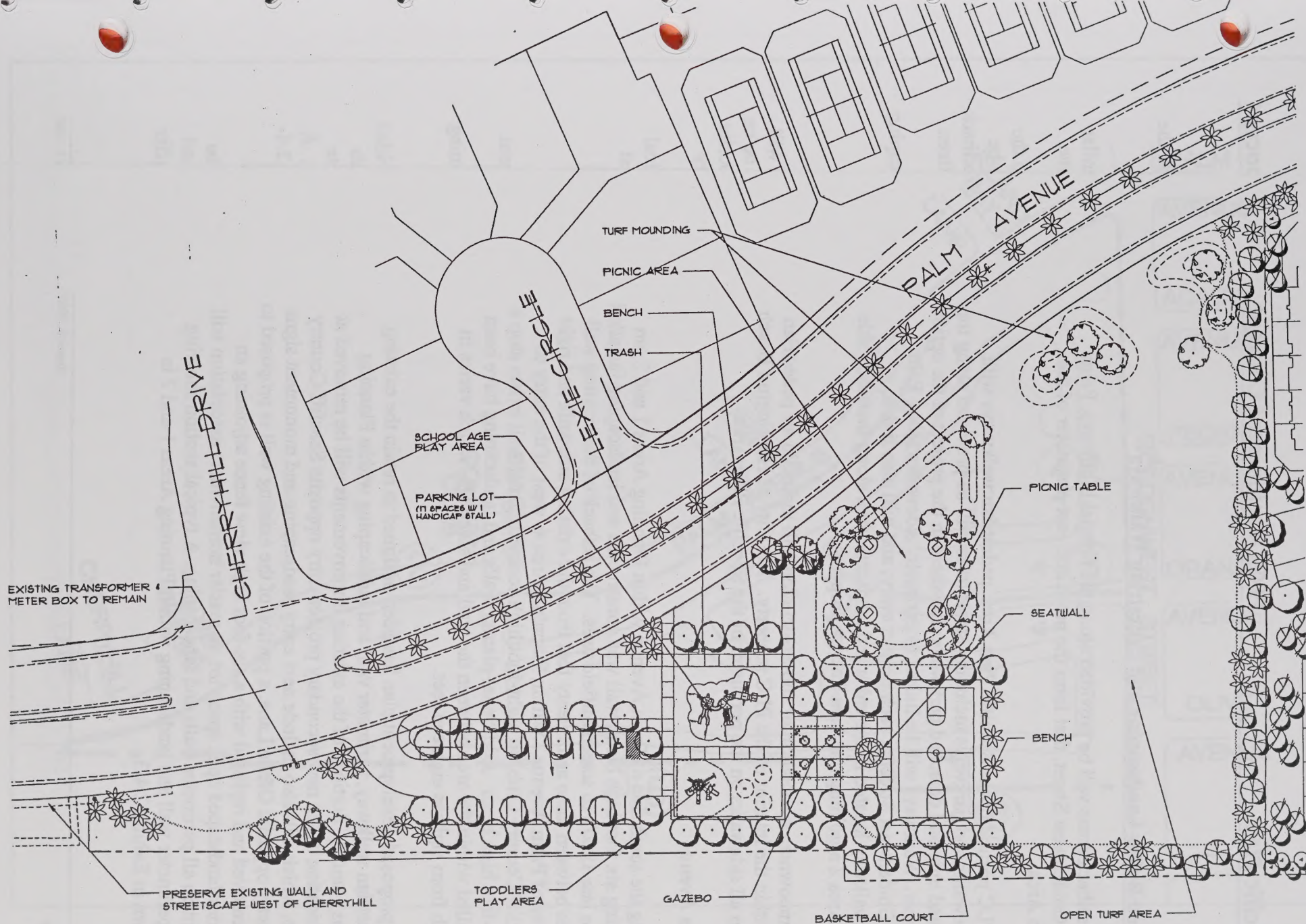
A 3.5-acre public neighborhood park is planned within Planning Area 4. The park is designed to include the following recreational amenities, subject to final review and approval by the City's Community Services Commission:

- Open play field;
- Basketball court;
- Tot Lot with play structures for varying age groups;
- Picnic tables with gazebo or shade structure;
- Informal picnic areas with tables and benches; and
- Public parking.

A conceptual plan for the neighborhood park is included as Exhibit 2.4-1. The park improvements will be completed by the developer, and the value of the improvements will be credited toward the project's park dedication requirements in accordance with Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The land will be dedicated in fee at the time of recordation of the first final Tract Map for residential construction to the City. The improvements will be offered for acceptance to the City at the time of their completion. The public park will be maintained by the City of Huntington Beach upon acceptance. Prior to the completion of the final residential building inspection of the first production (non-model) home, the public park shall be completed and open for public use.

2.4.2 Private Recreation Area

The multi-family development in Planning Area 4 will include its own private recreation facility for the exclusive use of this neighborhood's residents. The private recreation area will be a minimum of 10,000 square feet and will incorporate one or more of the following uses: pool, spa, barbecue, volleyball, tennis, or fitness room. The Planning Area 4 Homeowners Association will maintain this private recreation area. If the other Planning Areas will have the right to use this recreational facility, then those Planning Areas' Association should share in the cost of maintaining this recreational facility.



.4.3 Perimeter and Buffer Landscaping and Pedestrian Walkways

Landscaped setback areas will be provided along the arterial highways, Palm Avenue and Goldenwest Street, that form the north and east perimeter of the Specific Plan Area.

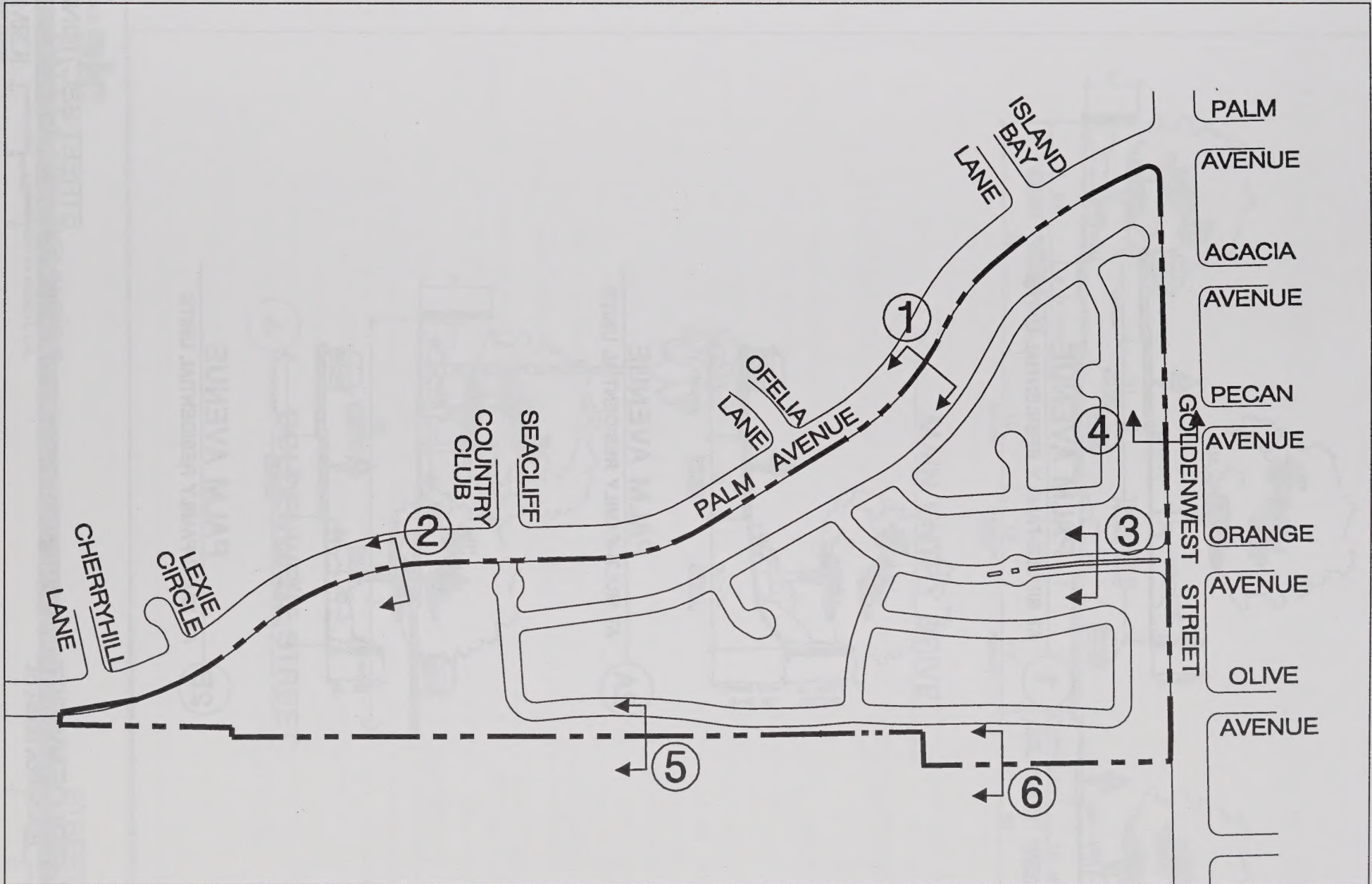
Within the PLC portion of the Specific Plan Area, pedestrian walkways with detached sidewalks and parkways including street trees will be provided along the main entry road only and detached parkways elsewhere in the project at the option of the developer. Walkways will be linked to perimeter sidewalks along Palm Avenue and Goldenwest Street at each project entry, and will also link to a meandering walkway located in the enhanced landscape area along the south side of Planning Area 2 adjoining the Aera Energy property.

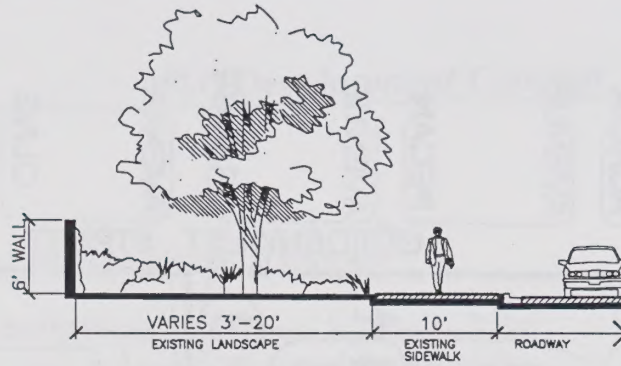
A master homeowners association or sub-association will maintain all pedestrian walkways within the interior of the PLC property. The City of Huntington Beach will maintain all sidewalks on the perimeter of the Specific Plan Area.

1. Palm Avenue

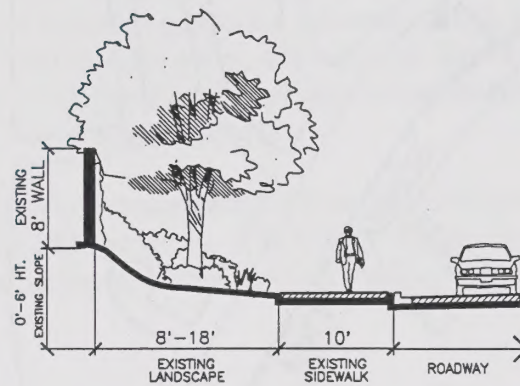
Along the south side of Palm Avenue within Planning Areas 1 and 2, an existing six foot high block wall was constructed and landscaping installed in the late 1960's to screen oilfield uses. The setback of the existing wall varies between three and twenty feet from the existing sidewalk and right of way of Palm Avenue. Within Planning Area 4, west of the entry to Seacliff Country Club, an eight-foot high concrete panel wall exists atop a four-foot high berm. Additional planter walls and landscaping have been installed within the area between the wall and sidewalk, which varies in width from eight to eighteen feet.

The proposed development plan has been designed to retain the existing pedestrian walkway, perimeter wall and landscaping within Planning Areas 1 and 2. Portions of the existing improvements will be removed at the location of the new secondary project entry opposite Seacliff Country Club, which will also include new entry landscaping and monument signs. Directly opposite Ofelia Lane, a portion of the existing wall is proposed to be removed and replaced with a six-foot high view fence adjoining an interior landscaped open space lot. A master homeowners association will maintain all perimeter walls and landscaping. A typical section showing the perimeter wall and landscaping within Planning Areas 1 and 2 is shown in Exhibit 2.4-3.

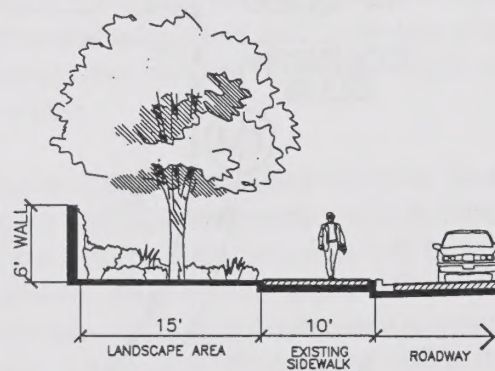




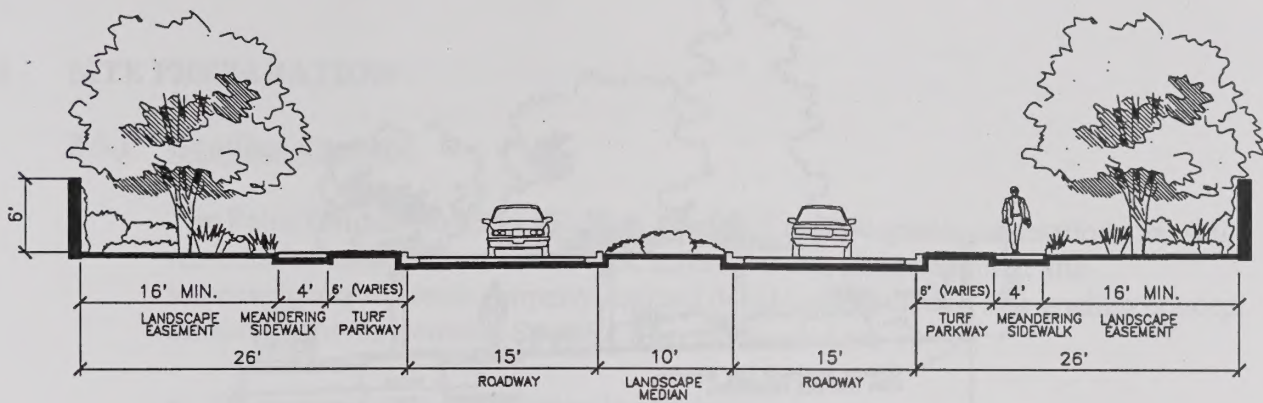
1 **PALM AVENUE**
AT SINGLE-FAMILY RESIDENTIAL UNITS



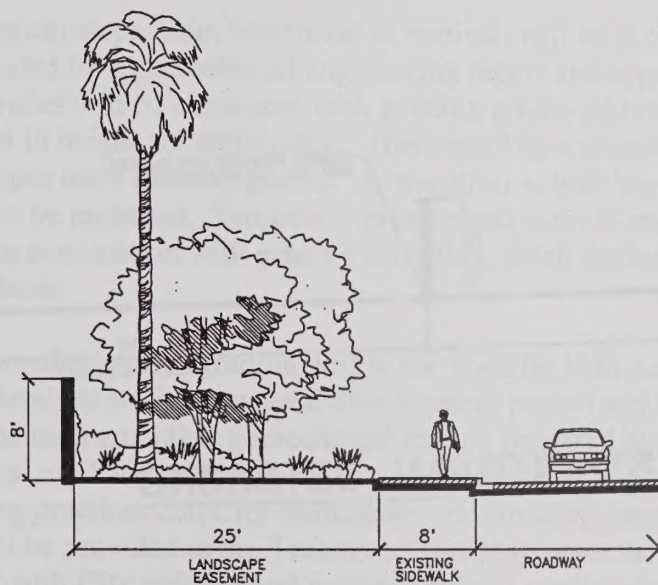
2A **PALM AVENUE**
AT MULTI-FAMILY RESIDENTIAL UNITS



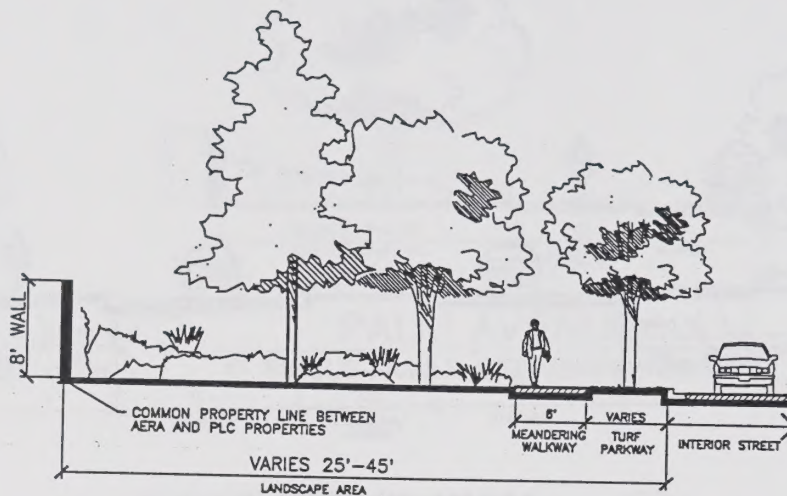
2B **PALM AVENUE**
AT MULTI-FAMILY RESIDENTIAL UNITS



3 MAIN ENTRY DRIVE

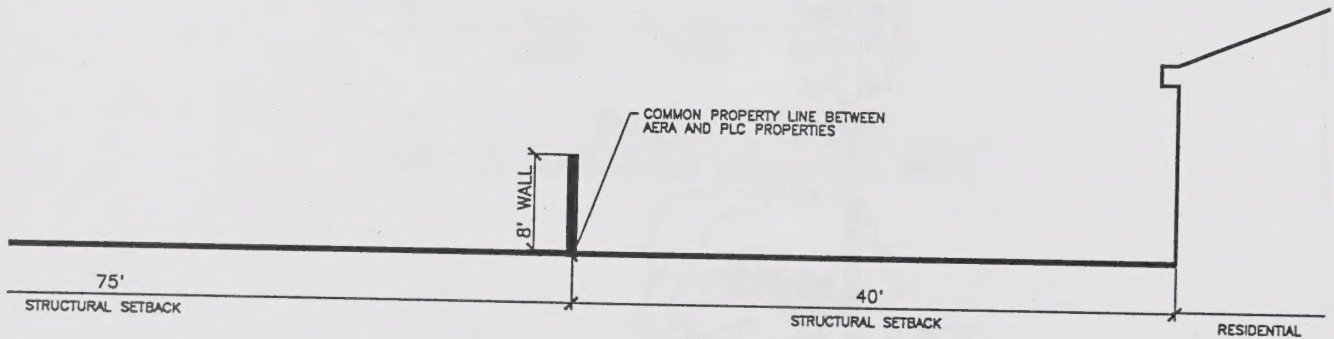


4 GOLDENWEST STREET



5

PEDESTRIAN PASEO / LANDSCAPE BUFFER



6

TYPICAL STRUCTURAL SETBACKS

plc

PALM & GOLDENWEST

HUNTINGTON BEACH, CA

Exhibit 2.4-5
STREET SECTIONS

0 8 16 **FORMA**
AUGUST 1999
forma/golden/exhibits/landscape/sect3.dwg

2.5 SITE PREPARATION**2.5.1 Grading Concept**

The Palm/Goldenwest Specific Plan Area will require grading operations for soil remediation and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. The grading concept for the Palm/ Goldenwest Specific Plan is intended to:

- Be responsive to the existing land forms;
- Minimize the length of time and physical impacts of the grading operations;
- Stabilize manufactured slopes; and
- Avoid any unnecessary import/export of earthwork to minimize impacts of the grading operation on surrounding residential communities.

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within each of the individual development areas.

The maximum slope ratio, horizontal to vertical, will be 2:1 unless otherwise recommended by a geotechnical engineering report and approved by the City. Overall grades will be consistent with existing grades and no slopes greater than six (6) feet in height are anticipated. There shall be a smooth transition where graded slopes meet existing grades. A transition at both top and toe of slopes should also be provided. Temporary erosion and run-off-control devices shall be installed in conjunction with grading activities. Such devices shall conform to City standards.

All soil remediation and grading within the Specific Plan Area will require a grading permit as well as a coastal development permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil and geotechnical engineers, building codes, established engineering practices and City ordinances. Preliminary grade elevations and details will be provided at the Tentative Tract Map process. Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

2.5.2 Oil Well Abandonment

All oil well abandonments, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.

- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirements of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed residential development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonments, and reabandonments.

2.6 PLC PROJECT INFRASTRUCTURE

This section describes the general location, usage and dimensions of services and facilities which will be provided to the Specific Plan Area including drainage, sewer and water improvements for the PLC site.

Developers shall be responsible for the construction or funding of public facilities improvements within their project and/or off-site facilities necessary to serve the development. If a developer is required to construct or oversize any facilities beyond his fair-share to serve other projects, the developer shall enter into a reimbursement agreement with the City. Infrastructure will be sized and installed incrementally as the project is developed.

2.6.1 Storm Drains

The Proposed Storm Drain Plan for the PLC property is shown on Exhibit 2.6-1. This Master Storm Drain Plan is a concept plan only. The final design of all drainage facilities will be in conformance with the water quality requirements contained in Section 2.6.4. The developers shall provide preliminary hydraulic studies to determine if off-site facilities are adequate to accommodate increased flow from the project at the time an application is made for a coastal development permit for the first Tentative Tract Map. The developer shall provide final

hydrologic studies before any permits are issued for grading or construction documenting the adequacy of the off-site facilities ability to accommodate increase flow from the project.

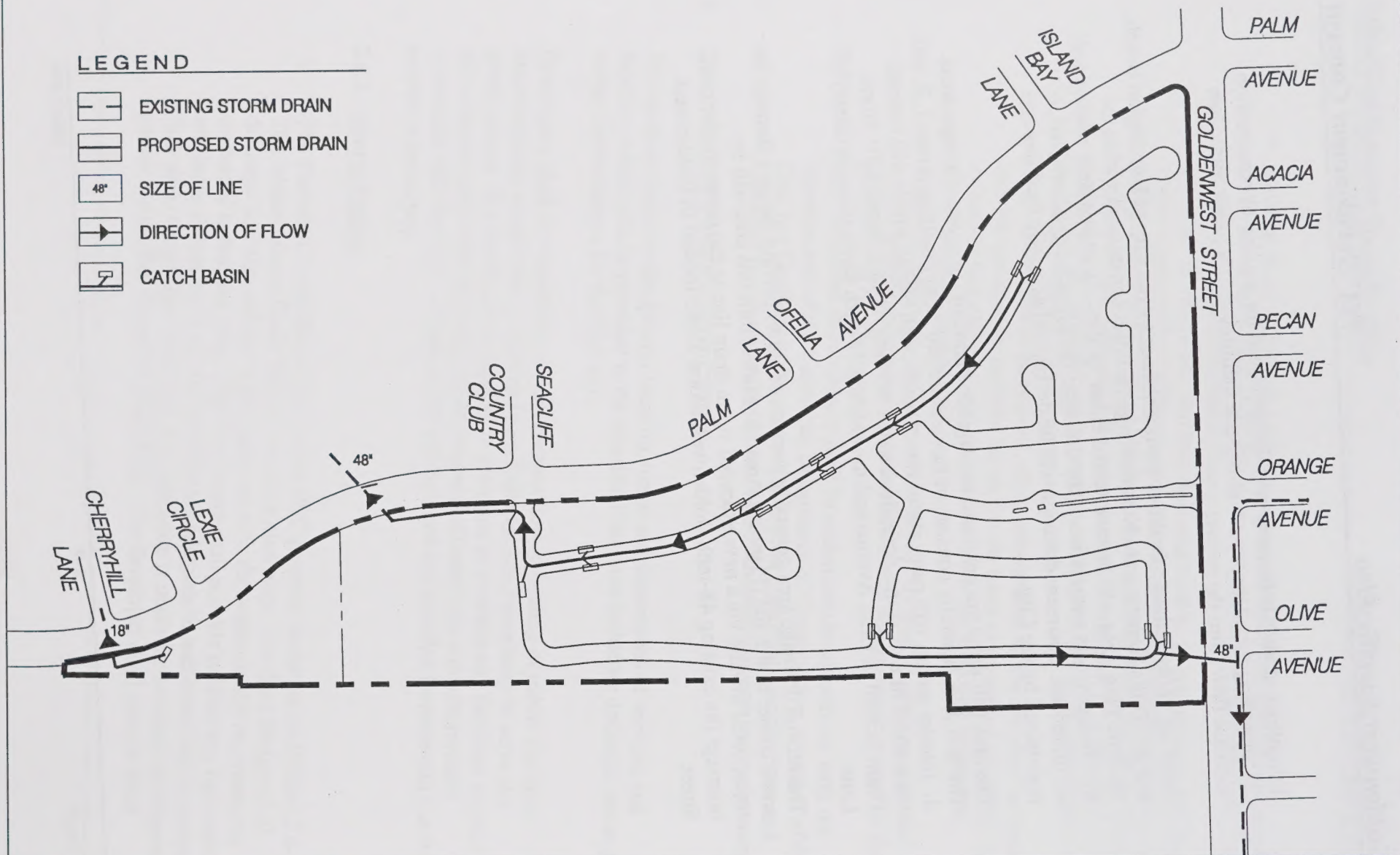
Existing storm drainage facilities are maintained by the City of Huntington Beach, Public Works Department. New drainage facilities constructed within the Specific Plan Area will be maintained either by the City or privately maintained by a homeowners association. Any drainage facilities designed or sized to accommodate upstream drainage will be designated as public facilities and maintained by the City.

The area will drain via proposed underground conduits into two drainage areas. The first area generally consists of flows collected from Planning Areas 1, 2, and 4. Interior streets will carry storm run-off into catch basins which will connect via a series of new storm drain lines to the existing 48-inch Seaclyff IV Storm Drain located in Palm Avenue and the existing 18-inch storm drain in Cherryhill Lane.

The second drainage area generally consists of flows leaving the area through the south corner of the site (Planning Area 3). Flows from this area will be transported off-site via a new extended storm drain line to the ocean and/or could intercept the existing 48-inch Goldenwest Storm Drain located in Goldenwest Street.

LEGEND

-  EXISTING STORM DRAIN
-  PROPOSED STORM DRAIN
-  48" SIZE OF LINE
-  DIRECTION OF FLOW
-  CATCH BASIN



2.6.2 Sewer Facilities

The Proposed Sewer Plan for the Specific Plan Area is shown on Exhibit 2.6-2. Existing public 12-inch and 21-inch lines pass through the site from Palm Avenue and Ofelia Lane to Goldenwest Street and Orange Avenue. East of Goldenwest Street, the 21-inch line is maintained by the City of Huntington Beach. If feasible, the existing 12-inch and 21-inch lines shall be consolidated into the 21-inch line.

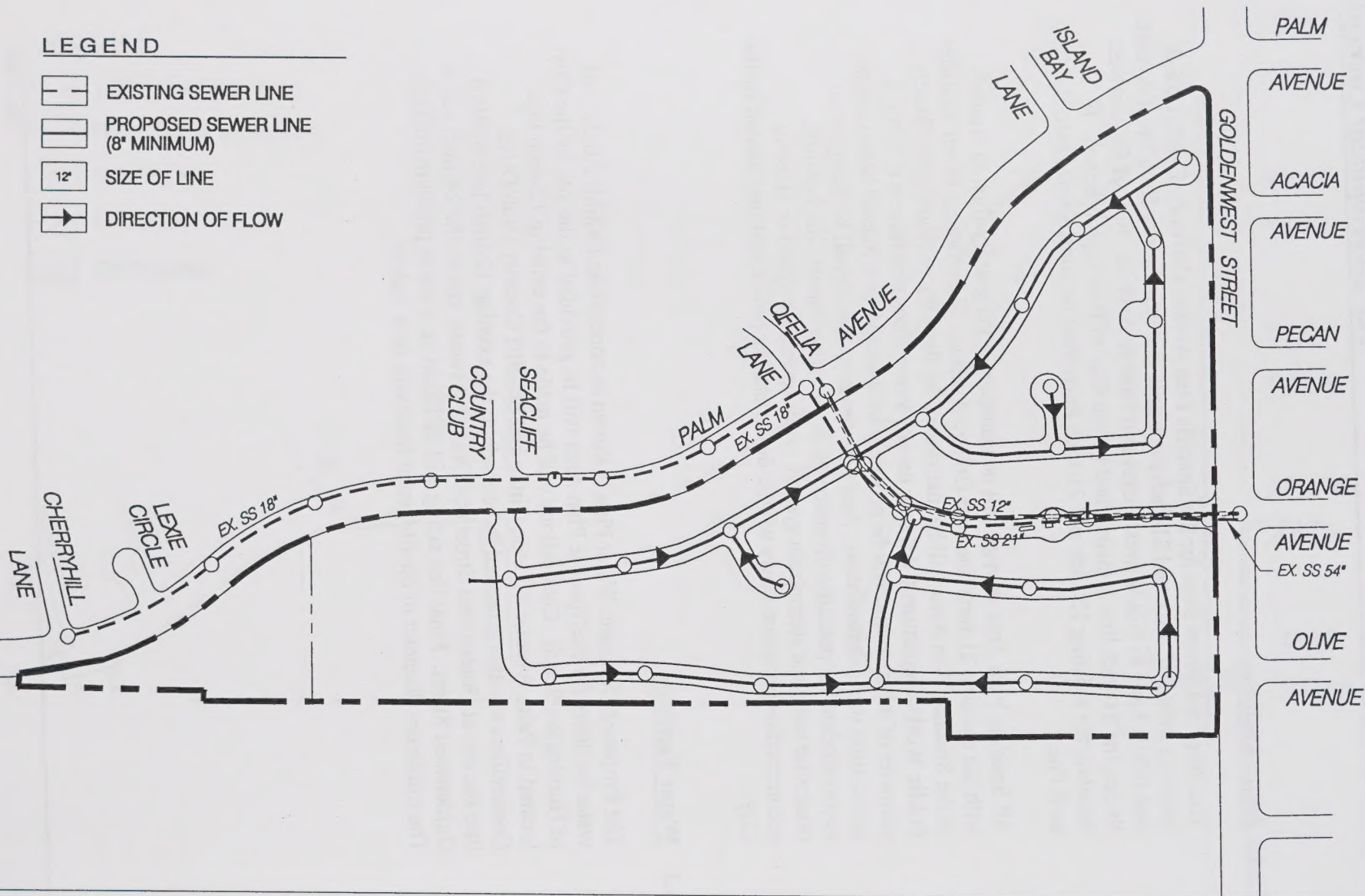
All Specific Plan Area sewage will be transported via gravity flow to connect with the existing 21-inch line near Orange Avenue. The existing sewer facilities in the Specific Plan Area will be maintained by the City of Huntington Beach, Public Works Department. All new on-site sewer lines will have a minimum diameter of 8 inches and will be privately maintained by a master homeowners association or sub-association. Any new sewer systems shall be designed to accommodate the potential diversion of dry weather runoff which would otherwise enter the stormdrain system. Any sewers designed or sized to accommodate upstream flows will be designated as public and maintained by the City.

2.6.3 Water Facilities

The Proposed Domestic Water Plan is shown in concept on Exhibit 2.6-3. All water facilities for the Specific Plan Area will be provided to the site by the City of Huntington Beach. Connections will be made to the existing 12-inch line located in Palm Avenue at Lexie Circle and Seaclyff Country Club Drive. Connections are also proposed to be made to the existing 12-inch line stubbed into the site at Goldenwest Street and Orange Avenue, and to the 24-inch line in Goldenwest Street. Final line sizing will be based on a water pressure analysis. The minimum diameter of on-site water lines will be 8 inches.

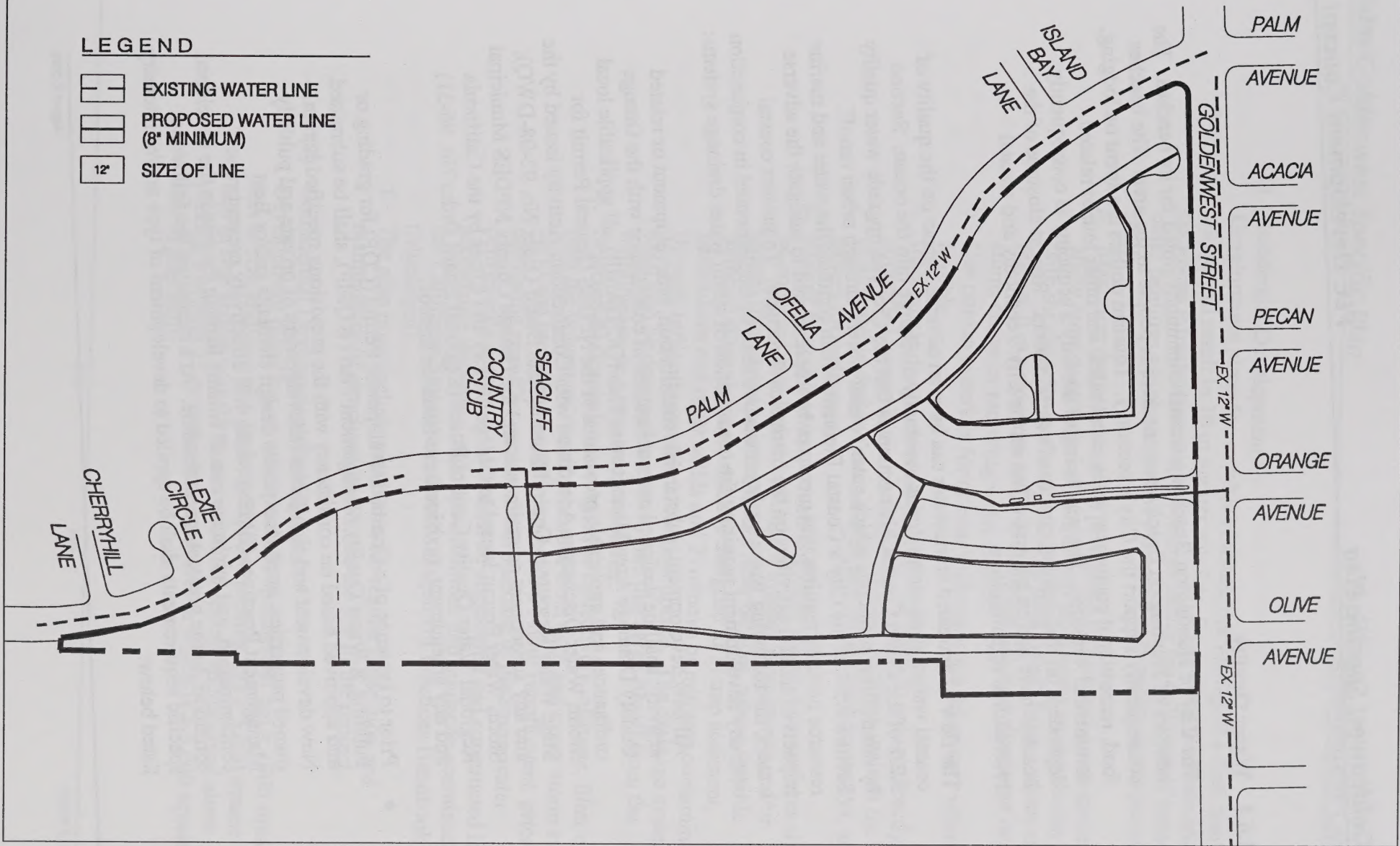
LEGEND

-  EXISTING SEWER LINE
-  PROPOSED SEWER LINE (8" MINIMUM)
-  12" SIZE OF LINE
-  DIRECTION OF FLOW



LEGEND

-  EXISTING WATER LINE
-  PROPOSED WATER LINE (8" MINIMUM)
-  12' SIZE OF LINE



2.6.4 Water Quality

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The well being of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP), all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control Board (Regional Board Order No. 96-31) and any amendment, revision or re-issuance thereof.
- Prior to issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP), shall be submitted, and approved based on consistency with the provisions specified herein. New development and significant redevelopment of private and publicly owned properties, must incorporate design elements and/or Best Management Practices (BMPs) which will effectively prevent runoff contamination, and minimize runoff volume leaving the site in the developed condition, to the greatest extent feasible. At a minimum the following specific requirements shall be applied to development of type and/or intensity listed below:

(1) Residential Development

Development plans for, or which include the vesting of a final tract map which will result in 10 or greater sub-lots, for grading purposes and backbone infrastructure improvements and/or the build out of homes and other facilities which are part of a planned community development shall:

- a. Maximize the percentage of permeable surface and green space to allow more percolation of runoff into the ground and/or design site with the capacity to convey or store peak runoff from a storm and release it at a slow rate so as to minimize the peak discharge into storm drains or receiving water bodies;
- b. Use porous materials for or near walkways and driveways where feasible;
- c. Incorporate design elements, which will serve to reduce directly, connected impervious area where feasible. Options include the use of alternative design features such as concrete grid driveways, and/or pavers for walkways;
- d. Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.
- e. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the storm water conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the California Stormwater Best Management Practices Handbook (Municipal).
- f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.

(2) Commercial Development/Parking Lots

Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5,000 square feet in size shall:

- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from storm water leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue.
- b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).

(3) Common Area Landscaping

Where irrigation is necessary, the system must be designed with an efficient technology which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe breakage. Irrigation master systems shall have an automatic irrigation controller to ensure efficient water distribution. Automatic irrigation controllers shall be easily adjustable so that site watering will be appropriate for daily site weather conditions. Automatic irrigation controllers shall have rain shutoff devices in order to prevent unnecessary operation on rainy days.

- Storm Drains

Stormwater systems eventually discharge into coastal ocean waters. They may also discharge into wetlands and streams. Stormwater discharging from the site shall be of sufficient quality and volume to maintain or enhance the functional capacity of the receiving waters. Where new storm drains are necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked "No dumping-Drains to Ocean" or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- **Dry Weather Runoff Diversion**

At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development.

- **Inspection and maintenance of structural BMPs**

The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowner's Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

2.7 PUBLIC UTILITIES

There are several public utility service providers identified by the Specific Plan. Although adequate facilities exist for the current service needs of the area, additional facilities may be required as development occurs. Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers listed below to coordinate service requirements. Installation of all required infrastructure shall be the responsibility of the developer.

1. Electricity

Southern California Edison Company provides electrical service to the area. Existing transmission and distribution lines are adequate to service current and potential future needs. Developers may be required to relocate existing facilities concurrent with project developments. All new or existing distribution systems shall be placed underground. Transmission lines greater than or equal to 66KV may remain overhead or placed underground at the developer's option.

2. Natural Gas

Southern California Gas Company will provide natural gas service in the Specific Plan Area. Adequate facilities exist for current and projected future needs. Developers may be required to relocate existing facilities concurrent with project development.

3. Telephone

Telephone service to the Specific Plan Area is provided by General Telephone (GTE). Developers should coordinate with GTE for the relocation of existing facilities and installation of new service.

4. Cable Television

Cable television service within Huntington Beach is provided by Time Warner Cable. Developers should coordinate with Time Warner Cable for the installation of new service.

5. Solid Waste Disposal

Rainbow Disposal Company currently provides solid waste disposal service for the Specific Plan Area. Based on service projections and anticipated demand increase, an adequate level of service will be maintained.

DEVELOPMENT STANDARDS

1.1 PURPOSE AND SCOPE
The purpose of these standards is to provide a framework for the development of the City of Houston. These standards are intended to guide the development of the City of Houston in a manner that is consistent with the City's vision and goals. The standards are intended to be used by the City of Houston and its various departments and agencies. The standards are intended to be used by the City of Houston and its various departments and agencies.

1.2 GENERAL PRINCIPLES
The general principles of these standards are to provide a framework for the development of the City of Houston. These principles are intended to guide the development of the City of Houston in a manner that is consistent with the City's vision and goals. The principles are intended to be used by the City of Houston and its various departments and agencies. The principles are intended to be used by the City of Houston and its various departments and agencies.

1.3 ZONING
The zoning standards of these standards are to provide a framework for the development of the City of Houston. These standards are intended to guide the development of the City of Houston in a manner that is consistent with the City's vision and goals. The standards are intended to be used by the City of Houston and its various departments and agencies. The standards are intended to be used by the City of Houston and its various departments and agencies.

1.4 LAND USE
The land use standards of these standards are to provide a framework for the development of the City of Houston. These standards are intended to guide the development of the City of Houston in a manner that is consistent with the City's vision and goals. The standards are intended to be used by the City of Houston and its various departments and agencies. The standards are intended to be used by the City of Houston and its various departments and agencies.

1.5 DESIGN
The design standards of these standards are to provide a framework for the development of the City of Houston. These standards are intended to guide the development of the City of Houston in a manner that is consistent with the City's vision and goals. The standards are intended to be used by the City of Houston and its various departments and agencies. The standards are intended to be used by the City of Houston and its various departments and agencies.

3 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

The purpose of this section is to provide the specific development standards and regulations that will be applied to all new development permitted within the PLC property. These regulations provide criteria for use by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain quality design of the project area.

Development Standards shall be consistent with the City's Coastal Element (LCP), General Plan and the Conceptual Master Plan. Appendix A describes the consistency of this Specific Plan with the Huntington Beach General Plan. Amendments to the Palm/Goldenwest Specific Plan or changes to the General Plan which affect the Palm/Goldenwest Specific Plan area, or the Conceptual Master Plan must be certified by the California Coastal Commission as an LCP amendment before they can become effective. Specifically these standards satisfy the following goals of the General Plan:

- LU4: Achieve and maintain high quality architecture, landscape and open spaces in the City.
- LU8: Achieve a pattern of land uses that preserves, enhances and establishes a distinct identity for the City's neighborhoods, corridors and centers.
- LU9: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington Beach.
- ERC1: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.

3.2 GENERAL PROVISIONS

All development activity within the PLC property will be subject to the following general conditions and requirements, as noted. The Palm/Goldenwest Specific Plan Area is entirely within the California Coastal Zone and all development projects shall require approval of a Coastal Development Permit in accordance with the regulations contained in Chapter 221 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as may be amended from time to time. Amendments to the Specific Plan will not become effective until certified by the California Coastal Commission.

3.2.1 Applicability

These Development Standards shall be applicable to all property within the PLC portion of the Palm/Goldenwest Specific Plan Area. The Specific Plan shall be the zoning document for all areas identified in the Development Plan. Where there is a conflict between the provisions of the Specific Plan and the HBZSO, the Specific Plan shall apply. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

3.2.2 Principal Permitted Uses (All Planning Areas within the PLC property)

The following are permitted uses for all project areas within the PLC property of the Specific Plan:

Residential Dwelling Units;
Parks and other recreational amenities, including tot lots, swimming facilities, community recreation center/association buildings, etc.; and
Guardhouse at project entries.

3.2.3 Accessory Building Uses

Accessory buildings and uses where related and ancillary to the primary residence subject to the provisions of Section 230.08 of the HBZSO. These uses include but are not limited to garages, carports, porte cocheres, swimming pools, spas, covered patios, non-commercial greenhouses, gazebos and storage sheds. Home occupations in accordance with Section 230.12 of the HBZSO.

3.2.4 Conditionally Permitted Uses

All conditional uses shall be processed in conformance with Section 210.04 of the HBZSO. These uses are limited to:

Second kitchen units will be allowed provided that the residential cap of 315 residential units is not exceeded. Each second kitchen unit shall constitute a residential unit and shall count towards the 315 unit residential cap; and Guest houses.

3.2.5 Prohibited Uses

Industrial uses;
Commercial uses, except home offices;
Billboards;
Signs which do not display information related to an activity, service, or commodity available on the premise; and
Uses not expressly permitted in Sections 3.2.2, 3.2.3 and 3.2.4.

3.2.6 Temporary Permitted Uses

Temporary homefinder/sales center including mobile homes or trailers;
Model home complexes;
Real estate signs relating to the sale, lease or other disposition of real property on which the sign is located are permitted; and
Other uses in conformance with Section 241.20 of the HBZSO.

3.2.7 Landscaping

Landscaping shall be required in accordance with Section 3.3 for each Planning Area. Where the Specific Plan is silent, the provisions of HBZSO Chapter 232 shall apply. Developers shall consult with the Public Works Department regarding landscaping conservation measures.

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any development or Tentative Map application. All landscaping shall be consistent with the Plant Palette for this Specific Plan Area included in Section 4.3.9.

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and maintained by either the owner of the property or the homeowners' association in an attractive manner with permanent irrigation facilities. Where irrigation is necessary, the system will be designed with an efficient technology which minimizes water requirements and the

potential for failure and in compliance with the requirements of Section 2.6.4 (Water Quality).

3.2.8 Walls and Fences

Walls and fences shall be constructed in accordance with Section 230.88 of the HBZSO. All walls and fences shall be consistent with the Conceptual Master Plan for Subarea 4B.

A conceptual plan showing the proposed location, height, design, and materials of all proposed walls and fences shall be submitted for review and approval by the Planning Department concurrent with any development or tentative map application.

3.2.9 Signs and Outdoor Lighting

All signs and outdoor lighting shall be in accordance with Chapters 232 and 233 respectively, of the HBZSO. Signs and Outdoor Lighting shall be consistent with the Conceptual Master Plan for Subarea 4B.

Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses. A plan showing the proposed location, size and materials of all proposed signs and outdoor lighting shall be submitted for review and approval by the Planning Department prior to the issuance of a building permit.

3.2.10 Utilities

All development projects shall be required to install adequate utility services necessary to serve the development. All utilities shall be placed underground and identified in easements, excluding street lights and electrical transmission lines of 66kV or greater. Utility systems shall be designed to conserve the use of electrical energy and natural resources. Developers shall coordinate with the gas, electricity, telephone and cable television companies regarding energy conservation and proper planning, phasing and sizing of lines.

3.2.11 Fire Protection and Emergency Vehicle Access

All development projects shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code), and shall be consistent with the Conceptual Master Plan. A plan showing the location of fire

hydrants and emergency vehicle access shall be submitted for review and approval by the Fire Department prior to the issuance of a building permit for residential uses.

3.2.12 Affordable Housing

In order to assist the City in meeting its goal of providing adequate housing for all economic segments of the community, all developers of residential projects within the Specific Plan Area will be required to submit an affordable housing plan. The affordable housing plan shall include the following requirements:

1. A minimum of ten (10) percent of the total number of residential units approved shall be restricted for a period of thirty (30) years to occupancy by households earning less than eighty (80) percent of the Orange County Median Family Income. Said occupancy restriction shall be in the form of a recordable covenant acceptable to the City Attorney.
2. Restricted income units may be for-sale or rental units and may be located either onsite within the project or at an offsite location within the City of Huntington Beach.
3. If a separate entitlement or use permit is required for the restricted income units, no more than one-half of the building permits for the developer's project shall be issued until such entitlement or use permit has been approved by the City, which approval shall not be unreasonably withheld. The final certificate of occupancy for developer's project shall not be issued until the restricted income units are under construction, as evidenced by the issuance of a building permit.

3.2.13 Parking

1. Any public on-street parking spaces (including parking on the roads fronting the specific plan area such as Seapoint, Pacific Coast Highway, and Palm) lost as a result of development within the Specific Plan area shall be replaced on a one to one basis on-street or within public parking lots within the Coastal Zone of the City of Huntington Beach.
2. Off-street parking shall be provided, at a minimum, consistent with Section 231 of the City's Zoning Code.

3.3 DEVELOPMENT STANDARDS

3.3.1 Low Density Residential (Planning Areas 1 and 2)

1. Purpose

The Low Density Residential designation is intended to permit single-family detached dwelling units at densities of up to 7 units per net acre. Planning Areas 1 and 2 allow for up to 130 Low-Density Residential dwelling units.

2. Permitted Uses

Single-family detached dwelling units;
Clustered, zero lot line, Z-lot and patio homes;
Recreational amenities including tot lots, swimming pools, etc.;
Granny units; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.2 Medium Density Residential (Planning Area 3)

3. Purpose

The Medium Density Residential designation is intended to permit single-family detached and attached dwelling units, townhomes and multi-family residential developments at densities of up to 15 units per net acre. Planning Area 3 allows for up to 70 dwelling units of Medium Density Residential dwelling units.

4. Permitted Uses

Single-family detached dwelling units;
Cluster, zero lot line and patio homes;
Single-family attached condominiums, townhomes, stacked flats and garden apartments;
Recreational amenities including tot lots, swimming pools, etc.; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.3 Medium High Density Residential (Planning Area 4)

1. Purpose

The Medium High-Density Residential designation is intended to permit single-family detached and attached dwelling units, townhomes and multi-family residential developments or apartments at densities up to 25 units per net acre. Planning Area 4 allows for up to 115 dwelling units of Medium High Residential dwelling units.

2. Permitted Uses

Single-family dwelling units per the Development Standards of Planning Area 3;
Cluster, Z-lot, zero lot line and patio homes per the Development Standards of Planning Area 3;
Condominiums, townhomes, stacked flats, and apartments;
Recreational amenities including tot lots, swimming pools, etc.; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.4 Public Park Site (Part of Planning Area 4)

1. Purpose

The 3.5 acre public neighborhood park is intended to provide recreational amenities to the public.

2. Permitted Uses

Public recreational amenities such as play fields, tot lots, picnic tables, open space, public parking, and picnic areas.

**Table 3.3-A
BUILDING SITE STANDARDS**

CRITERIA	LOW DENSITY RESIDENTIAL (PLANNING AREAS 1 AND 2)	MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 3)	MEDIUM HIGH DENSITY RESIDENTIAL (PLANNING AREA 4)
General Building Standards			
Detached Homes			
Minimum Lot Size	Planning Area 1 - 6,000 square feet Planning Area 2 - 5,000 square feet	3,600 square feet	3,000 square feet
Minimum Lot Width	Planning Area 1 - 60 feet Planning Area 2 - 50 feet	40 feet	30 feet
Minimum Lot Depth	100 feet	80 feet	75 feet
Minimum On-site Parking ¹	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms
Attached Homes			
Minimum Site Area per Unit	Not Applicable	2,950 square feet	1,750 square feet
Minimum On-site Parking	Not Applicable	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.
All Residential Development			
Maximum Density	1 dwelling unit per lot	15 dwelling units per acre	25 dwelling units per acre
Maximum Building Height	30 feet/2 stories for detached dwelling units	35 feet/3 stories ² for attached units and 30 feet for detached units	40 feet/3 stories ² for attached units and 30 feet for detached units
Maximum Site Coverage	50 percent	50 percent	50 percent
Minimum Building Separation	10 feet	10 feet	15 feet; 20 feet if 3 story building
Minimum Setback From PLC/Aera Common Property Line	40 foot habitable structural setback	40 foot habitable structural setback	40 foot habitable structural setback

¹ Open (unenclosed) parking spaces shall be provided on site of the dwelling unit for detached projects.

² Habitable area above the second story top plan line shall be permitted with the approval of a Conditional Use Permit and the requirements of Section 210.06(1)(d) of the Huntington Beach Zoning and Subdivision Ordinance.

Front Setbacks			
Dwellings	15 foot minimum	15 foot minimum	15 foot minimum
Side entry garages ¹	10 foot minimum	10 foot minimum	10 foot minimum
Front entry garages or Carports	20 foot minimum with automatic roll-up doors	20 foot minimum with automatic roll-up doors	Not Applicable
Bay windows, eaves, fireplaces, and balconies	12 foot minimum	5 foot minimum	5 foot minimum
Covered porches, covered decks, and patio covers	5 feet maximum projection	5 feet maximum projection	5 feet maximum projection
Interior Side Setbacks			
Dwellings, garages, and accessory buildings	Minimum of five (5) feet	Minimum of five (5) feet	Minimum of five (5) feet
Bay windows, balconies, open stairways, and architectural features	3 foot minimum	3 foot minimum	3 foot minimum
Patio covers, Eaves, and Fireplaces	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
Exterior Side Yard Setbacks			
Dwellings, garages, and accessory buildings	Minimum of six (6) feet on any exterior yard, but need not exceed eight (8) feet [or aggregate of thirteen (13) feet]	10 foot minimum	10 foot minimum
Bay windows, balconies, open stairways, and architectural features ²	3 foot minimum	8 foot minimum	8 foot minimum
Patio Covers, Eaves, and Fireplaces	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
Rear Yard Setbacks			
Dwellings	15 foot minimum	10 foot minimum	10 foot minimum
Garages or accessory buildings/unen closed patio covers	5 foot minimum	5 foot minimum	5 foot minimum
Balconies, bay windows, open stairways, and architectural projections	12 foot minimum	5 foot minimum	5 foot minimum

¹ Garage door must be perpendicular to the street.

² Cannot exceed more than half of the exterior side.

<i>Other General Requirements</i>			
Minimum Landscaping	One 36" box tree per lot	One 36" box tree per 45 feet of street frontage	One 36" box tree per 45 feet of street frontage
Minimum Open Space required	For detached projects: Building setback areas constitute the required open space For multi family and/or attached projects: Minimum 75 sq. ft. Private Open Space per DU, plus Common Open Space in the following amounts: 250 sq. ft. per 1 bedroom 300 sq. ft. per 2 bedroom 350 sq. ft. per 3 bedroom		
Architectural Projections	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
Minimum Building Separation	Not applicable	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).

4 COMMUNITY DESIGN GUIDELINES

The Palm/Goldenwest Specific Plan Area is designed as a safe, livable residential and recreation-based community. These guidelines are intended to set a direction for distinctive, high-quality residential developments. These guidelines give specific direction as to styles and themes of development, yet are general enough to allow the individual developer and/or builder flexibility to interpret changes in consumer tastes and market conditions. Although individual interpretation and character are encouraged, builders and designers should review the following design guidelines and standards to examine the relationship that their particular site has to the entire community, and to incorporate all applicable provisions of these guidelines into their projects.

More specifically, the purpose of these Community Design Guidelines is:

- To provide community design criteria for use by builders, planners, architects, landscape architects, civil engineers and other project area builders/developers;
- To provide specific design criteria that encourages development of a desirable living environment that will help to maintain and enhance the community's value over time.
- To create a "classic seaside community" character as an overall theme in the Palm/Goldenwest Specific Plan Area; and
- To allow each Planning Area to establish its own individual identity, yet blend with the overall community theme.

This chapter of the Specific Plan is divided into the following sections:

- ❑ Community Design Concept, Section 4.1;
- ❑ Site Planning Guidelines, Section 4.2;
- ❑ Landscape Architecture Guidelines, Section 4.3; and
- ❑ Architectural Guidelines, Section 4.4.

It is the purpose of the Community Design Guidelines to ensure that the theme is implemented in a clear, concise and aesthetically consistent manner. Care and consideration have been given in developing these Community Design Guidelines to ensure the creation and enhancement of a new aesthetically pleasing community with an emphasis on outdoor lifestyle and recreational opportunities in the City of Huntington Beach.

4.1 COMMUNITY DESIGN CONCEPT

A central theme has been devised to ensure that this carefully considered plan is implemented in a manner that will bring the Palm/Goldenwest Specific Plan Area a sense of its own character and ambiance. It is further intended that this theme be expressed in coordination with the project setting, which serves as a basis around which key elements of the community can be developed.

The Specific Plan establishes the project site with a seaside community theme, the intent of which is to create an environment that responds to the increasing demand for well planned residential communities oriented to the active, recreation-rich Southern California lifestyle. This community theme establishes a harmonious blend of traditional architectural styles, landscape concepts, entry monumentation, and walls and fences, which are designed to integrate with the site's proximity to the beach. This will allow the community to develop its own sense of identity, while reflecting the seaside design of surrounding neighborhoods in Huntington Beach.

4.2 SITE PLANNING GUIDELINES

The Site Planning Guidelines of the Specific Plan are intended to promote a community that will have a clear identity and sense of place, and that will meet the needs of residents by providing a harmonious and pleasing environment for all uses and activities. These guidelines will provide direction to planners, architects and landscape architects for key design components of the Palm and Goldenwest community. The guidelines are formulated to provide quantitative criteria on appropriate aspects of physical development, as well as qualitative guidance on aspects of how buildings, landscaping, hardscape and signage may positively affect the land, residents and visitors.

4.2.1 General Guidelines

The following site planning guidelines are applicable for every Planning Area within the Palm/Goldenwest Specific Plan Area and should be applied wherever feasible throughout the community. Generally, the plan will contain residential and open space land uses which follow the guidelines set forth below.

1. Residential streets should be designed to direct traffic to the arterial and/or collector street system as safely as possible.
2. Design solutions for residential street layouts should consider land form, grades, and circulation hierarchy, and employ appropriate street configurations.

3. Entries to residential developments should be visually reinforced through techniques such as landscape treatments, monument signage and/or pavement details.
4. Encourage projects adjacent to the Aera property to be integrated and blended using treatments such as undulating edges, varied rear yard setbacks, and landscape treatments to buffer the industrial site from the residential edge.

4.2.2 Residential Guidelines

The following site planning guidelines apply generally to all residential development within the PLC property. Lot configurations should conform to the Development Standards and Guidelines set forth in Chapter 3 of this Specific Plan.

- Curvilinear streets should be utilized whenever possible for visual interest and to modulate building massing in individual neighborhoods. Residential streets should be designed to promote interaction and pedestrian movement.
- Varying lot widths and configuration, and cul-de-sacs and corners should be utilized where feasible to promote a varied residential character.
- Homes should be arranged whenever possible in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance and facades and yards.
- Each structure or composite of units should have a varied facade material or color than the immediately adjacent structure/composite, to replicate a diverse single-family style neighborhood and promote individuality.
- The architectural design character should be consistently implemented in structural features and details including signs and lighting.
- Single-family attached products should be architecturally articulated.
- Varied driveway locations are encouraged to break up repetitive curb cuts and yard patterns.
- Combinations of one and two story building elements are encouraged to create yard variation and visual interest.
- Safe and convenient circulation connections should be provided between housing areas and open space areas.

- Common area fencing, walls, gates and other security features should be designed to facilitate access to the pedestrian areas and open space.
- Rear or side elevations of residential units should be enhanced where visible from public open spaces and public streets.

4.2.3 Open Space Guidelines

The Palm/Goldenwest Specific Plan will provide public and private open space areas as described in Chapter 2. These areas should incorporate the following site planning guidelines.

- Open space, parks and recreation areas should be located in highly visible locations.
- Open space areas within the community should be linked by a network system of pedestrian walkways.
- Open space areas should be visible from streets for safety and surveillance purposes.
- Open space areas should be appropriately landscaped.
- Plant materials should be used to define activity/use areas, and to frame and reinforce views.

4.3 LANDSCAPE ARCHITECTURE GUIDELINES

Landscaping plays an important role in establishing the visual identity and character of the Palm/Goldenwest Specific Plan Area as a beachside residential community. Consistency in theme and the application of major community-level design elements such as entries, arterial street parkways, walls and fences, interface/edge conditions, and plant materials must be maintained throughout the Planning Areas of the Specific Plan Area to communicate and strengthen this identity. The Community Landscape Plan for the PLC property is shown in Exhibit 4.3-1.

Implementation of the following guidelines will ensure a recognizable and cohesive community image while allowing individual expression of landscape treatment at the Planning Area or project level.

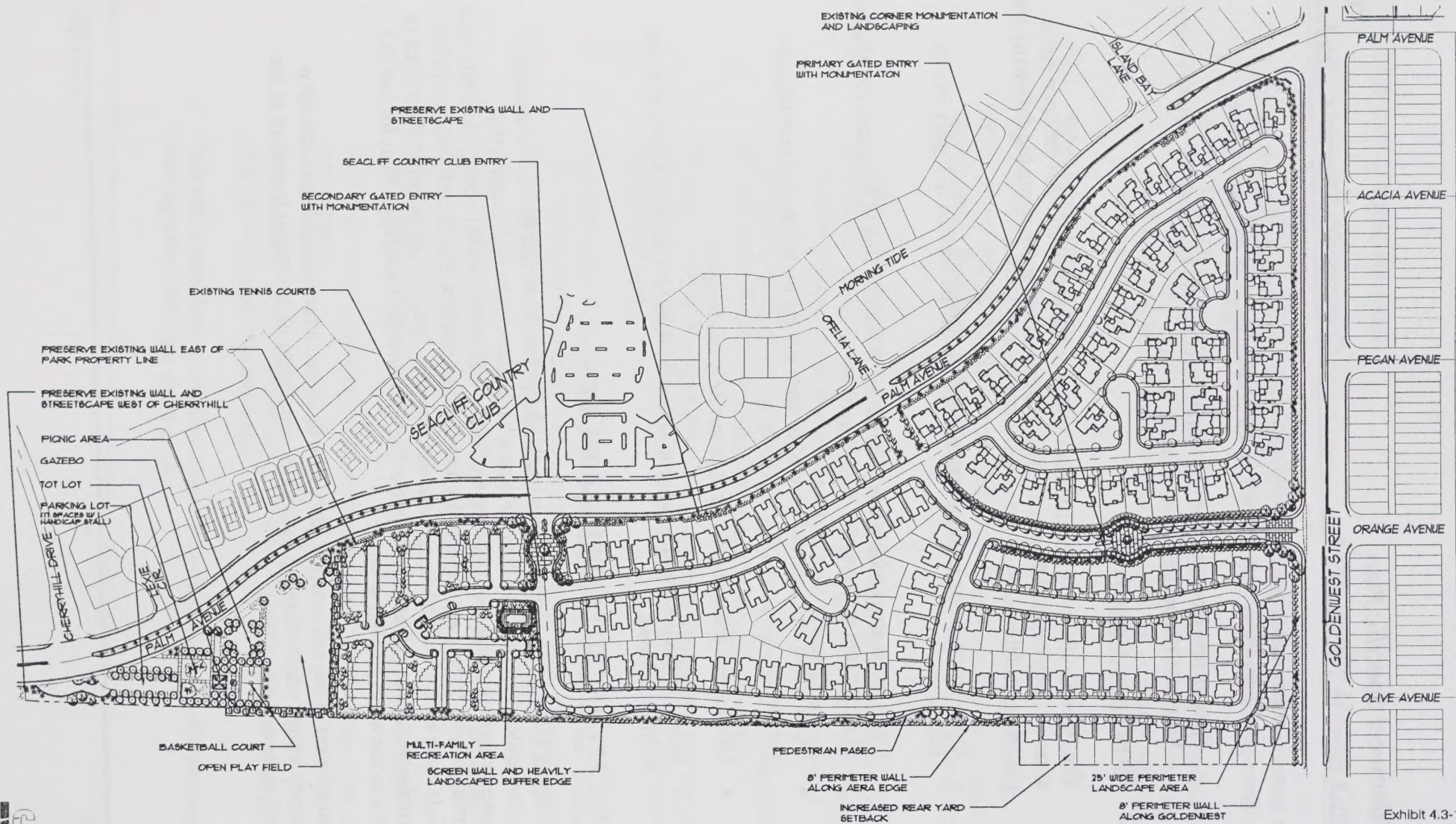


Exhibit 4.3-1
ILLUSTRATIVE SITE PLAN

4.3.1 Community Landscape Concept

The creation of an established seaside community neighborhood character is the fundamental concept for the Palm and Goldenwest landscape concept. The following design principles are embodied in this concept:

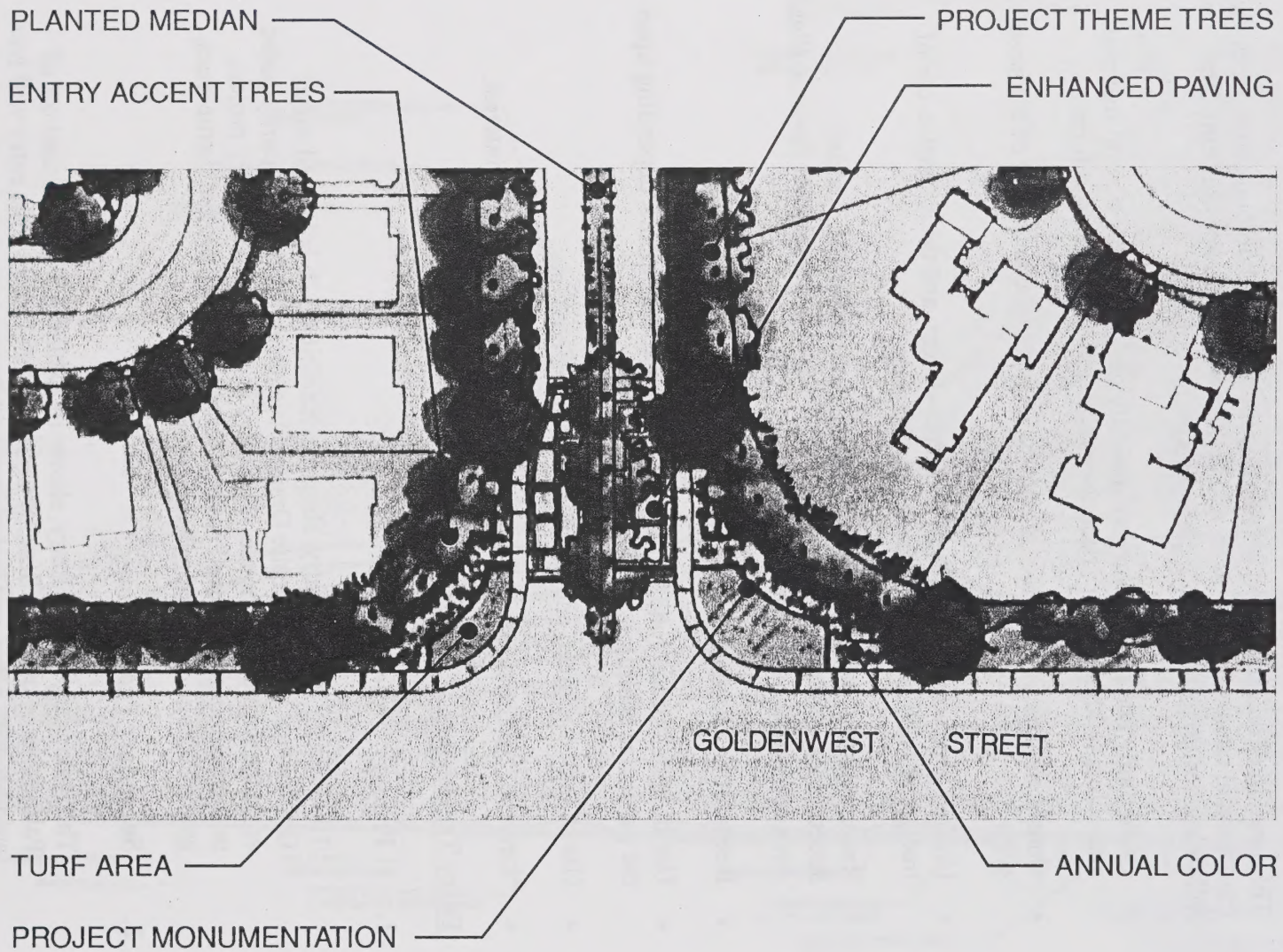
- Community and project entries classically designed using natural materials and colors, with a similar vocabulary of materials, shapes and forms;
- Consistent street tree themes should be related to the hierarchy of the street system;
- Unified community theme wall and fence design, and the extensive use of trees, vines and shrubs to soften these features;
- Recommended plant palettes for specific applications (i.e., entries, streetscapes, paseo/buffers, etc.) and the Palm and Goldenwest Specific Plan Area community as a whole;
- Recognition of existing natural conditions and situations;
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition;
- Use of both evergreen and deciduous plant material; and,
- "Layering" of the shrub understory to create depth, variety and interest.

4.3.2 Entry Treatments**1. Primary Project Entry**

The Primary Project Entry, shown in Exhibit 4.3-2, is located off of Goldenwest Street opposite Orange Avenue and will be a security-gated entrance with a guardhouse. The entry is designed with entry project monumentation, enhanced paving, formally spaced project theme trees, and groupings of accent trees and annual color.

2. Secondary Project Entry

The Secondary Project Entry, shown in Exhibit 4.3-3, is located off of Palm Avenue opposite Seacliff Country Club Drive. This entry will have auto-security gates, and is designed with enhanced paving and project theme and accent trees.

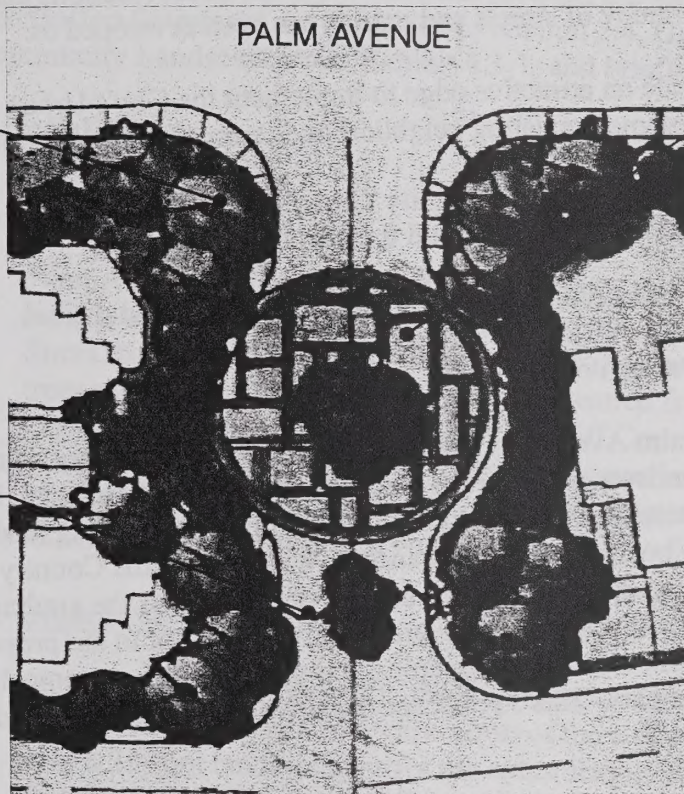


ENTRY ACCENT
TREES

AUTO SECURITY
GATES

PALM AVENUE

ENHANCED PAVING



plc

PALM & GOLDENWEST

HUNTINGTON BEACH, CA.

Exhibit 4.3-3
SECONDARY PROJECT ENTRY

FORMA
AUGUST 1999

Forma/Design/PLC/96402proof

4.3.3 Streetscape Guidelines

A hierarchy of landscaped parkways and entry treatments has been established for the Specific Plan Area. Exhibit 4.3-1, Community Landscape Plan, gives a diagrammatic depiction of the entries, and street locations and classifications. This hierarchy of streets and entries has been developed to:

- Provide an attractive edge to implement the City's Urban Design Element and complement existing neighborhoods surrounding the project area;
- Provide thematic continuity throughout the Specific Plan Area through the use of repetitive materials and themes; and
- Complement a variety of architectural styles and themes.

1. Palm Avenue

Palm Avenue forms the northern project boundary, and has been landscaped as part of previous development projects. From Goldenwest Street to Seacliff Country Club Drive, the existing landscaping is planned to be retained and enhanced. West of Seacliff Country Club Drive, existing landscaping may be retained unless the grading plan for the multi-family site changes significantly. Adjacent to the proposed neighborhood park, existing landscaping and walls are to be removed to open views into the park. This streetscape is shown in Exhibit 4.3-1 and detailed in Exhibit 2.4-3.

2. Goldenwest Street

Goldenwest Street forms the eastern edge of the project and is designated a Landscape Corridor in the Urban Design Element of the Huntington Beach General Plan. A 25-foot wide landscape setback is designed for the entire length of the subject property, and will be planted with a repetition of palm trees with groupings of deciduous canopy trees. This scheme is shown in the Community Landscape Plan, Exhibit 4.3-1, and detailed in Exhibit 2.4-4.

The Primary Entry Road off of Goldenwest Street will be a formal promenade of marching project theme trees spaced with groupings of accent trees leading to the guardhouse. The roadway is designed with a 20-foot landscape parkway lining both sides of the drive, with a low planted median of shrubs and annual color from Goldenwest Street to the guardhouse. This streetscape scheme is shown in Exhibit 2.4-4.

4.3.4 Landscape Buffers and Interfaces

In order to create a well-planned established seaside community, a series of landscape buffers have been designed for the Palm and Goldenwest Specific Plan. These buffers will provide orderly transitions between the various land uses. The Landscape Buffers/Interfaces are described in Section 2.4, Open Space, identified on the Community Landscape Plan, Exhibit 4.3-1, and briefly described below.

1. Arterial Edges

- Palm Avenue

Palm Avenue is designed to retain or enhance the existing landscape buffers along the entire length of the property. From Goldenwest Street to Seacliff Country Club Drive, existing groupings of accent trees screen a 6-foot perimeter wall as measured from the top of the exterior sidewalk elevation. West of Seacliff Country Club Drive, existing walls will be removed to provide views into the neighborhood park. Adjacent to the multi-family site, the existing wall may be retained or may be replaced with a six (6) foot wall or view fence.

- Goldenwest Street

Goldenwest Street, bordering the site to the east, is designed to continue the existing streetscape north of the subject property. It will have a 25-foot landscape buffer the entire length of the subject property, and will have an 8-foot perimeter wall as measured from the top of the exterior sidewalk elevation.

2. Aera Energy Edge

The Aera property edge is designed as a paseo/buffer area with a variable 25-foot setback with a meandering sidewalk and heavy landscaping. A minimum eight-foot high screen wall and minimum 20 foot landscape buffer area will be provided along the southern project boundary to screen the residential development from impacts of ongoing oil operations. Properties adjacent to the Aera property edge have an additional structural setback requirement. This paseo/buffer area is depicted in Exhibit 2.4-5 and the structural setbacks on Table 3.3.A.

4.3.5 Community Theme Walls and Fences

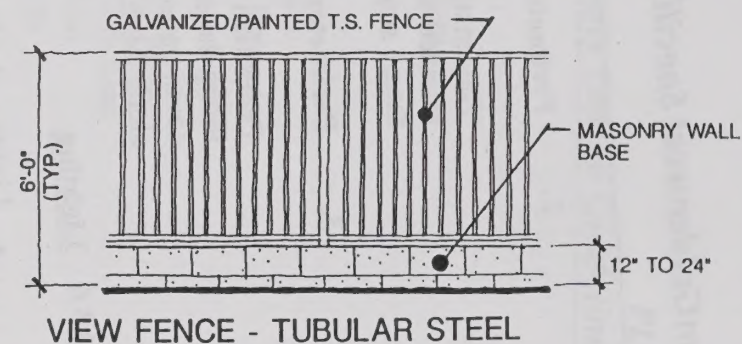
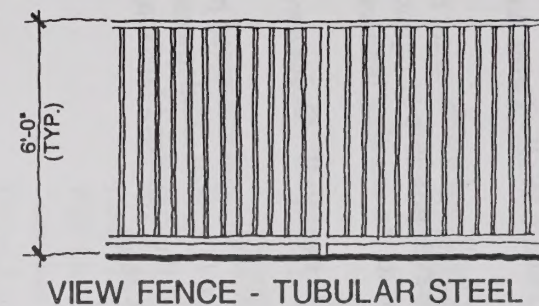
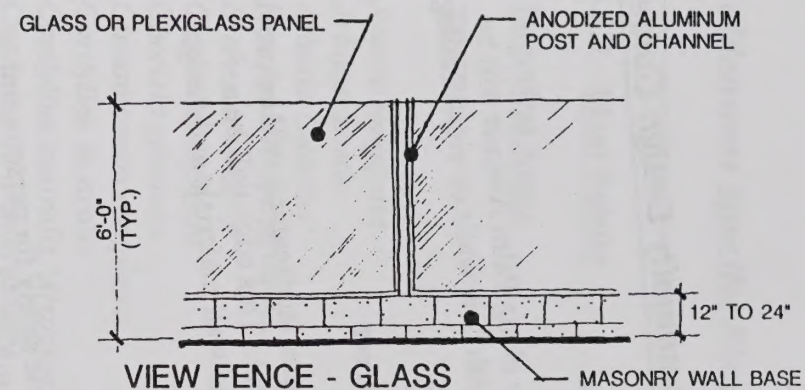
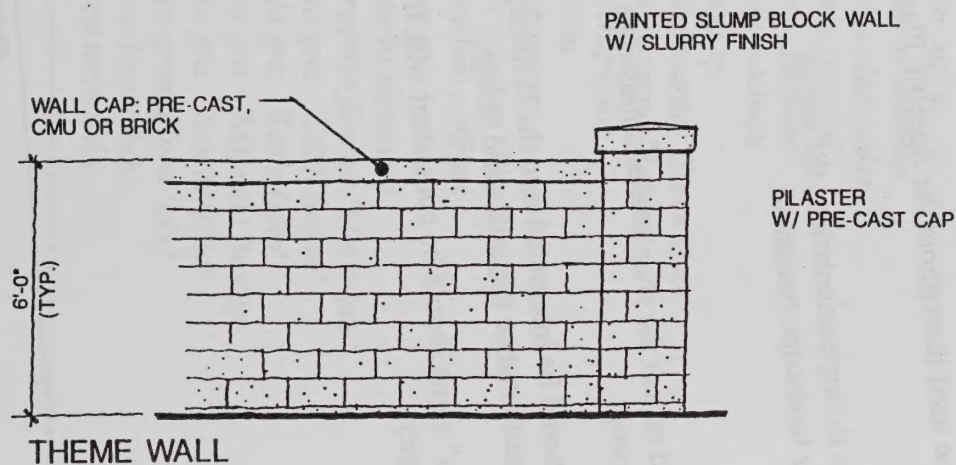
The design concept for the community walls and fencing at Palm and Goldenwest is shown in Exhibit 4.3-4, and is summarized below.

Community walls and fencing consist of elements which are readily visible from arterial and collector streets or from adjacent or nearby areas outside of the Planning Areas. Generally, community theme walls should be consistent in scale, materials, and type. Some variation in design details, such as color, finish, caps and pilasters may be employed at entries to express a certain individuality.

Fences and walls include any type of fence, retaining wall, sound attenuation wall or screen. Fences and walls shall be in compliance with the Huntington Beach Zoning and Subdivision Ordinance Section 230.88. For the purposes of this section, exterior side means that fence wall facing away from the property and toward adjoining properties, streets and interior side means that fence wall facing inwards toward the property.

1. General Guidelines

- All community theme walls and fences shall be consistent in design.
- Any fence/wall adjoining a public street or any fence/wall visible from the side or rear shall be the community theme wall.
- View fencing should have a low masonry wall with cap and pool code height tubular fencing, or glass for sound attenuation if required. Alternatively, view fencing of full height tubular steel may be used, and pilasters incorporated into steel fencing.
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, or eight (8) feet along the project perimeter. Fence/walls heights are measured from the base of the fence/wall to the top of the interior or exterior side, whichever is greater, except in no case should the maximum height of the wall exceed ten (10) feet (in combination with a retaining wall). Wall heights along the perimeter shall be measured from the top of the exterior sidewalk.



* WALL HEIGHTS MAY VARY
(5'-6" MIN., 8'-0" MAX. @ COMMERCIAL/RESIDENTIAL P.L.)

2. Perimeter Theme Wall - Palm Avenue

The existing wall and landscaping theme along Palm Avenue will be retained wherever possible or replaced with new walls or view fencing in a theme similar to the existing landscaping.

3. Perimeter Theme Wall - Goldenwest Street

Pedestrian sidewalks and enhanced perimeter landscaping will be provided along the entire length of Goldenwest Street. This edge will be a continuation of the enhanced landscape and wall materials and design along Palm Avenue.

4.3.6 Lighting

- Lighting shall be sufficient to provide reasonable safety for persons and property, allow sufficient illumination to identify hazards to pedestrian and vehicular circulation, and permit routine surveillance by security personnel.
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.

4.3.7 Signage

- Project monumentation signs should reflect the character and materials of the Palm and Goldenwest landscape concept.
- Neighborhood identification signs should be integrated into the landscape and community theme walls using low maintenance materials and design.
- Temporary builder "ladder" or "kiosk" signs should be consistent with the architectural character of the community.

4.3.8 Plant Palette

Botanical Name

Common Name

TREES

<i>Acacia longifolia</i>	Golden Wattle
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arbutus 'Marina'</i>	NCN
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Chorisia speciosa</i>	Silk Floss Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cordyline australis</i>	Grass Palm
<i>Cordyline australis 'Atropurpurea'</i>	Dracaena Australis
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Leafed Hopseed Bush
<i>Eriobotrya deflexa</i>	Bronze loquat
<i>Erythrina caffra</i>	Kaffirboom Coral Tree
<i>Erythrina coralloides</i>	Naked Coral Tree
<i>Eucalyptus cladocalyx</i>	Sugar Gum
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus formanii</i>	Forman's Eucalyptus
<i>Eucalyptus nicholii</i>	Nichol's Willowed-Leafed Peppermint
<i>Eucalyptus sp.</i>	Eucalyptus Species
<i>Ficus microcarpa 'Green Gem'</i>	Green Gem Fig
<i>Ficus microcarpa 'Retusa'</i>	Weeping Indian Laurel Fig
<i>Ficus microphylla</i>	Rusty Leaf Fig
<i>Ficus nitida</i>	Indian Laurel
<i>Ficus rubiginosa</i>	Rustyleaf Fig
<i>Fraxinus velutina 'Rio Grande'</i>	Fan-tex Ash
<i>Harpenhyllum caffrum</i>	Kaffir Plum
<i>Juniperus sp.</i>	Juniper Species
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia fauriei "Muskogee"</i>	Hybrid Crape Myrtle
<i>Magnolia gra. 'Edith Bogue'</i>	Edith's Bull Bay
<i>Magnolia gra. 'Little Gem'</i>	Dwarf Southern Magnolia
<i>Magnolia gra. 'Majestic Beauty'</i>	Majestic Bull Bay
<i>Magnolia gra. 'San Marino'</i>	Dwarf Bull Bay
<i>Magnolia grandiflora 'LG.'</i>	Little Gem Magnolia
<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark
<i>Melaleuca nesophila</i>	Pink Melaleuca

Botanical Name

Melaleuca quinquenervia
Metrosideros excelsus
Neodypsis decaryii
Phoenix roebelenii
Pinus canariensis
Pinus eldarica
Pinus halepensis
Pinus pinea
Pinus radiata
Pinus thunbergiana
Pinus torreyana
Pittosporum undulatum
Platanus racemosa
Podocarpus gracilior
Prunus caroliniana
Prunus caroliniana bright and tight
Raphiolepis indica 'Majestic Beauty'
Raphiolepis hybrid 'Majestic Beauty TM'
Sabal palmetto
Schinus terebinthifolius
Strelitzia nicolai 'Mult'
Tabebuia chrysotricha
Tipuana tipu
Tristania conferta
Ulmus parvifolia 'Sempervirens'
Ulmus pumila

Common Name

Cajeput Tree
New Zealand Christmas Tree
Triangle Palm
Pigmy Date Palm
Canary Island Palm
Mondel Pine
Aleppo Pine
Italian Stone Pine
Monterey Pine
Japanese Black Pine
Torrey Pine
Victorian Box
California Sycamore
Fern Pine
Carolina Laurel Cherry
Carolina Cherry Full to Ground
Majestic Beauty Indian Hawthorne
Majestic Beauty TM Indian Hawthorne
Palmetto
Brazilian Pepper Tree
Giant Bird of Paradis
Golden Trumpet Tree
Tipu Tree
Brisbane Box
Evergreen Elm
Siberian Elm

Ligustrum japonicum
Liriope sp.
Lonicera nitida 'Aurea'
Lonicera nitida 'Maigrun'
Lonicera pileata
Loropetalum c. 'Hines Purpleleaf'
Myoporum laetum
Nephrolepis cordifolia
Osteospermum fruticosum
Pelargonium peltatum 'Balcan' series
Phormium tenax
Pittosporum tobira sp.
Prunus c. 'Atropurpurea Delight'
Raphiolepis indica sp.
Raphiolepis indica 'Springtime'
Rosmarinus officinalis
Salvia sp.
Strelitzia regine
Tecomaria capensis
Trachelospermum jasminoides
Viburnum japonicum
Xylosma congestum 'Compact'
Yucca sp.
Zantedeschia aethiopica 'White'

Japanese Privet
Lily Turf
Boxleaf Honeysuckle
Box Honeysuckle
Privet Honeysuckle
Plum Delight
Myoporum
Southern Sword Fern
Freeway Daisy
Ivy Geranium (mixed)
New Zealand Flax Species
Var. Pittosporum
Purple Leaf Plum
White India Hawthorne
India Hawthorne
Rosemary
Sage Species
Bird of Paraise
Cape Honeysuckle
Star Jasmine
NCN
Dwarf Xylosma
Yucca
Calla Lilly

4.4 ARCHITECTURAL GUIDELINES

The purpose of the Architectural Guidelines is to create a community identity consistent with an "established seaside community" theme, through the implementation of a consistent architectural design program. The intent is to allow the Planning Areas to establish individual identities, yet blend strongly with overall community themes. It is further the intent of these guidelines to ensure consistency with the Conceptual Master Plan for Subarea 4B and the Huntington Beach Zoning and Subdivision Ordinance. These guidelines should be addressed during final project review unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

The goal of this component of the Architectural Guidelines is to promote product quality and community diversity by encouraging builders to explore and expand their range of architectural styles. The guidelines in this section seek to continue the legacy of diversity within the City of Huntington Beach without sacrificing quality control over design details.

4.4.1 Architectural Character

An assemblage of architectural styles consistent with an "established seaside community" theme is intended to aid designers in developing a classic architectural image compatible with the surrounding residential communities.

4.4.2 Residential Architectural Design Guidelines

The purpose of this section is to provide specific architectural design guidelines for product development. Criteria are provided to ensure the use of recurring design elements which will reinforce the visual and spatial expression of the community and its themes. It will concurrently allow for individual design solutions appropriate to each planning area.

1. Height and Building Mass

Height shall be determined by the residential development standards of this document. However, the underlying theme of the massing should be to maintain a human scale and low profile. Proper design considerations for building mass and form will create a visually attractive community that is sensitive to the surrounding environment.

2. Building Materials and Colors

Building materials and colors shall complement the natural, climatic, and built environment of the Palm and Goldenwest community. Whenever possible, materials should be durable and require minimal maintenance.

3. Architectural Projections

Balconies, porches and overhangs are desirable elements of a building that provide architectural interest and protection against the sun and inclement weather. Balconies are encouraged for inclusion in medium and high density residential areas since they provide residents with necessary outdoor areas and spaces. Balconies, porches and overhangs add visually to structures by breaking up wall masses, offsetting floors, and creating a sense of human scale.

4. Facade Treatments

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered, building facade.

PALM /GOLDENWEST SPECIFIC PLAN

5.1 PRESENT AND EXISTING CONDITIONS

The 30-acre Aera parcel is located off the Pacific Coast Highway, approximately 2000 feet south of the EATC. The parcel is currently used for agricultural purposes. The parcel is located within the City's General Plan, the City's Local Coastal Program, and the City's Conceptual Master Plan. The parcel is located within the City's General Plan, the City's Local Coastal Program, and the City's Conceptual Master Plan.

SECTION TWO

AERA PROPERTY

The Huntington Beach Local Coastal Program (LCP) is a program that is designed to protect the coastal environment and to provide for the development of the coastal area. The LCP is designed to protect the coastal environment and to provide for the development of the coastal area. The LCP is designed to protect the coastal environment and to provide for the development of the coastal area.

The existing Local Coastal Program (LCP) for the area is designed to protect the coastal environment and to provide for the development of the coastal area. The LCP is designed to protect the coastal environment and to provide for the development of the coastal area. The LCP is designed to protect the coastal environment and to provide for the development of the coastal area.

The legal description is included in the records of the Specific Plan.

5.2 PURPOSE AND INTENT

The purpose of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land. The purpose of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land. The purpose of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land.

The intent of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land. The intent of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land. The intent of this portion of the Specific Plan is to provide information and standards for future development, including the use of the land.

The Specific Plan serves as the legal authority for the development of the area. The Specific Plan serves as the legal authority for the development of the area. The Specific Plan serves as the legal authority for the development of the area.

PALM GOLDEN WEST SPECIFIC PLAN

SECTION TWO

AREA PROPERTY

5 INTRODUCTION

5.1 PROJECT AREA/EXISTING CONDITIONS

The 96 acre Aera parcel is bounded by Pacific Coast Highway, Goldenwest Street, Seapoint and the PLC parcel as shown on Figure 2-1-1. The site is currently used for oil production and owned by Aera Energy LLC. According to Area Energy, the site will remain in oil production for the next 15 to 20 years. The project area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The Huntington Beach General Plan currently designates the Aera parcel for Mixed Use-Horizontal Integration of Housing (MH), with a Specific Plan Overlay. The Aera parcel is designated as Subarea 4B on the Huntington Beach General Plan Table LU-4, which describes the Permitted Uses, Density/Intensity, and Design and Development Standards and Principles.

The existing Local Coastal Program Land Use designation for the site is Resource Production with visitor serving overlays at both the northerly and southerly ends of the site. There are currently two zoning designations on-site: RH-O-CZ (High Density Residential with Oil and Coastal Zone Overlays) and IG-O1-CZ (General Industrial with Oil Production and Coastal Zone Overlays).

The legal description is included in the appendix of the Specific Plan.

5.2 PURPOSE AND INTENT

The purpose of this portion of the Specific Plan is to establish zoning and standards for visitor serving uses, including open space and recreational uses on the 96 acre Aera parcel consistent with the City's General Plan, the Local Coastal Program, the Conceptual Master Plan (CMP), and compatible with surrounding land uses. This portion of the Specific Plan provides consistency with the goals, policies and criteria of the City's General Plan, including policies related to land use, urban design, economic development, circulation, public facilities, especially those related to Subarea 4B provisions.

The intent of this portion of the Specific Plan is to guide and coordinate the future design and development of the Aera parcel. It provides a description of land use, circulation, infrastructure, site development standards, and implementation programs for the preparation of detailed development proposals for City review and approval.

The Specific Plan serves as the implementing actions program (zoning) for the Huntington Beach Local Coastal Program and the Conceptual Master Plan. Aera has

indicated that they will continue the current oil production activities on their parcel for the next 15 to 20 years. This Specific Plan permits the oil production use to continue and the future development of a mix of visitor serving commercial, office/high technology, open space and civic uses that include esplanades, greenbelts and pedestrian linkages. Given its prime location and ocean-oriented views, it is the City's desire to maximize the visitor serving commercial and recreational opportunities on the Aera site. Therefore, no residential development is included. Any new development on the Aera parcel will require review and approval by the City through the tentative map/conditional use permit/coastal development process. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.

5.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In May, 1996, the City of Huntington Beach certified Environmental Impact Report No. 94-1 ("EIR") for the comprehensive update of the City's General Plan. This EIR evaluated development of the Specific Plan Area as Mixed Use - Horizontal Integration of Housing and any potential impacts from development. The Specific Plan, the proposed PLC project and the Aera site are within the parameters of development evaluated in EIR No. 94-1, and will not create any additional environmental impacts. The EIR determined that there will be no impacts from the proposed residential development which cannot be mitigated to a level of insignificance.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared as part of the Specific Plan approval process. The Initial Study will serve as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. The Initial Study indicated that a Mitigated Negative Declaration is the appropriate CEQA compliance tool, and has been prepared as part of this Specific Plan process.

A traffic study, noise study, air quality study, and visual analysis have also been prepared in conjunction with the CMP and this Specific Plan to further demonstrate that there are no significant impacts from the proposed Specific Plan and development. A Mitigated Negative Declaration was prepared and distributed for public review and comment. Mitigation Measures included as part of Mitigated Negative Declaration #98-8 have been incorporated in Appendix B and will be included as conditions of approval on all development projects within the Specific Plan Area.

All subsequent approvals necessary to develop any property within the Specific Plan Area must be consistent with the Specific Plan and be within the scope of the EIR and Mitigated Negative Declaration. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

6 DEVELOPMENT CONCEPT

6.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan (Exhibit 2.1-1) is to establish general planning concepts for the entire site. The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. Upon completion of a future specific plan for the Aera parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the Commission. Public amenities, such as the four acres of designated open space, will be provided prior to or concurrent with any proposed commercial development as specified in Section 6.4.

6.2 LAND USE PLAN/DEVELOPMENT CONCEPT

All uses proposed in the Land Use Plan are consistent with the City's Local Coastal Program, General Plan, and the Conceptual Master Plan for Subarea 4B. Any revisions to the Palm/Goldenwest Specific Plan or any revisions to the General Plan affecting the Palm/Goldenwest Specific Plan will be processed as an LCP amendment and shall not take effect until certified by the California Coastal Commission.

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately 15-20 years). Within this portion of the Specific Plan, the Aera parcel proposes a mix of visitor serving commercial, office/high technology, open space and civic uses. The corner of PCH and Goldenwest is designated for visitor serving uses such as specialty retail, restaurants, an entertainment complex, timeshares and/or a resort hotel. The remaining portions of the site are devoted to other visitor serving uses, including retail, office and high technology uses, but still permitting continued oil production activities on the 96 acre Aera parcel.

6.3 CIRCULATION PLAN

Four arterial streets lay adjacent to the site, Pacific Coast Highway, Seapoint, Palm Avenue and Goldenwest Street. Conceptually, for the Aera Parcel, it is anticipated that there will be a right-in and right-out access off Goldenwest and Seapoint, with the major access points from PCH. A public pedestrian corridor is proposed from PCH to Palm,

near Cherryhill, to provide a connection between the Aera parcel and the neighboring residential uses. The exact locations of the accesses for the Aera parcel will be determined when the site is proposed for development.

The Conceptual Master Plan limits the maximum number of average daily trips that may be generated by ultimate development of the site to 27,139. This is to ensure that impacts to the City's circulation system, as well as, ambient air quality and noise levels remain within the scope of impacts analyzed in the General Plan Program EIR 94-1 and Mitigated Negative Declaration No. 98-8. Of the total trip budget, the PLC site has been allocated a maximum of 5,230 average daily trips, and the Aera parcel has been assigned a trip budget not to exceed 21,909 average daily trips. Individual parcels within the site may exchange or trade unused trip allocations, as long as the overall budget for the site is not exceeded, and subject to City approval. The trip budget allocations, along with the development standards of the Conceptual Master Plan, will determine the land use intensities ultimately permitted within the Aera parcel.

6.4 OPEN SPACE

Within the Aera Parcel, the four acre site on the northwest side of Seapoint has been designated for future open space uses to complement the existing open space designations adjacent to this site (Exhibit 2.1-1). This open space area will be landscaped with native vegetation consistent with the restoration activities occurring in Bolsa Chica and Harriett Wieder Regional Park. Landscaping shall be consistent with the requirements of Sections 6.7 (Water Quality), and 7.8 (Landscaping) and shall be completed prior to or concurrent with the first development (except Tentative Tract Maps) approved on the Aera parcel through the coastal development permit process. Passive recreational uses and public parking immediately adjacent to Seapoint will also be allowed.

In addition, a public pedestrian linkage between Palm and PCH, near Cherryhill, is shown in the central portion of the Aera site to complement the proposed open space/civic uses and the public park site off Palm Avenue. Greenbelts and buffer areas have been designated between the PLC parcel and Aera parcel to provide an adequate buffer between the proposed residential and future commercial development. An esplanade along PCH is designated that provides public pedestrian access and view opportunities of coastal resources the length of the parcel. When the Aera parcel is developed, the property owner/developer will be responsible to fulfill the required open space obligation in effect at the time.

On the Aera side, the buffer shall include a minimum setback of 75 feet from the PLC property line for structures, as well as, a minimum of a 50 foot landscaped area within the

required 75 foot setback. No parking or vehicle access (other than for emergency access) shall be permitted within that 50 foot landscaped area on the Aera parcel.

6.5 SITE PREPARATION

6.5.1 Grading Concept

The Aera parcel will require grading operations for soil remediation and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. The grading concept for the Aera parcel is intended to:

- Be responsive to the existing land forms;
- Minimize the length of time and physical impacts of the grading operations;
- Stabilize manufactured slopes; and
- Avoid any unnecessary import/export of earthwork to minimize impacts of the grading operation on surrounding residential communities.

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within the site.

All soil remediation and grading within the Specific Plan area will require a grading permit as well as a coastal development permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil and geotechnical engineers, building codes, established engineering practices and City ordinances. Preliminary grade elevations and details will be provided at the Tentative Tract Map process. Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

6.5.2 Oil Well Abandonment

All oil well abandonments, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.

- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources;
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirements of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonments, and reabandonments.

6.6 PROJECT INFRASTRUCTURE

The infrastructure for the Aera parcel will be analyzed as development plans are formalized. Changes to allowed land uses or to the Specific Plan will be processed as an amendment to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission. Developers shall be responsible for the construction or funding of public facilities improvements within their project and/or off-site facilities necessary to serve the development, including but not limited to storm drains, sewer facilities, water facilities and other required services. Public amenities, such as the four acres of designated open space (Exhibit 2.1-1), will be provided prior to or concurrent with the first development approved on the Aera parcel through the coastal development permit process. Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers to coordinate service requirements.

6.7 WATER QUALITY

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational

equipment sales, retail sales, and other tourist related commercial ventures. The well being of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP) all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control Board (Regional Board Order No. 96-31) and any amendment, revision or re-issuance thereof.
- Prior to issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP), shall be submitted, and approved based on consistency with the provisions specified herein. New development and significant redevelopment of private and publicly owned properties, must incorporate design elements and/or Best Management Practices (BMPs) which will effectively prevent runoff contamination, and minimize runoff volume leaving the site in the developed condition, to the greatest extent feasible. At a minimum the following specific requirements shall be applied to development of type and/or intensity listed below:
 - (1) Residential Development
Development plans for, or which include the vesting of a final tract map which will result in 10 or greater sub-lots, for grading purposes and backbone infrastructure improvements and/or the build out of homes and other facilities which are part of a planned community development shall:

- a. Maximize the percentage of permeable surface and green space to allow more percolation of runoff into the ground and/or design site with the capacity to convey or store peak runoff from a storm and release it at a slow rate so as to minimize the peak discharge into storm drains or receiving water bodies;
 - b. Use porous materials for or near walkways and driveways where feasible;
 - c. Incorporate design elements, which will serve to reduce directly, connected impervious area where feasible. Options include the use of alternative design features such as concrete grid driveways, and/or pavers for walkways;
 - d. Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.
 - e. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the storm water conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the California Stormwater Best Management Practices Handbook (Municipal).
 - f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.
- (2) Commercial Development/Parking Lots
- Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5,000 square feet in size shall:
- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from storm water leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue.

- b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).

(3) Common Area Landscaping

Where irrigation is necessary, the system must be designed with an efficient technology which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe breakage. Irrigation master systems shall have an automatic irrigation controller to ensure efficient water distribution. Automatic irrigation controllers shall be easily adjustable so that site watering will be appropriate for daily site weather conditions. Automatic irrigation controllers shall have rain shutoff devices in order to prevent unnecessary operation on rainy days.

- Storm Drains

Stormwater systems eventually discharge into coastal ocean waters. They may also discharge into wetlands and streams. Stormwater discharging from the site shall be of sufficient quality and volume to maintain or enhance the functional capacity of the receiving waters. Where new storm drains are necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked "No dumping-Drains to Ocean" or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- Dry Weather Runoff Diversion

At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development.

- Inspection and maintenance of structural BMPs
The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowners' Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

7 DEVELOPMENT STANDARDS**7.1 PURPOSE AND INTENT**

The purpose of this section is to provide the specific development standards and regulations that will be applied to all new development permitted within the Aera parcel. Section One of the Specific Plan provides standards for the PLC portion of the site. These regulations are intended to provide criteria for use by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain quality design of the project area.

It is the intent of these Development Standards to be consistent with the General Plan and the Conceptual Master Plan.

7.2 GENERAL PROVISIONS

All development activity within the Aera parcel will be subject to the following general conditions and requirements, as noted. The Aera parcel is entirely within the California Coastal Zone and all development projects shall require approval of a Coastal Development Permit in accordance with the regulations contained in Chapter 221 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as may be amended from time to time.

7.3 APPLICABILITY

The Development Standards shall be applicable to all property within the Area parcel. Any change of use from the current oil production activities will require review and approval by the City through the tentative map/conditional use permit/coastal development process. This review process will allow the City and the community to work with the developer of the site to determine the appropriate land uses, site layouts, accesses, development standards and intensities best suited for the Aera parcel at that time.

Where there is a conflict between the provisions of the Specific Plan and the HBZSO, the Specific Plan shall apply. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

7.4 PRINCIPAL PERMITTED USES

The following are permitted uses within the Aera Parcel:

- Continued oil production activities consistent with the existing operations.
- Visitor serving commercial uses as permitted by the HBZSO, except as follows:
 - automotive service and repair related uses shall be prohibited.
 - Gas stations
 - drive-through windows in conjunction with restaurants shall be prohibited.
- Resort Hotel or other forms of visitor accommodations
- Office: not to exceed 15% of the total square footage allocation for the property based on ADTs and shall not be located on the ground floor
- Recreational facilities, public and private
- Open Space, public and private
- Civic Uses including museums, libraries, community centers, amphitheaters, civic center, and/or other public facilities.

7.5 PROHIBITED USES

- Industrial uses
- Residential uses
- Timeshares
- Civic uses such as City Hall, schools and hospitals
- Residential care, clubs, lodges, day care and religious assembly
- On the ground (street-level) floor, offices or other non-visitor serving uses
- Automotive service and repair related uses shall be prohibited
- Drive-through windows in conjunction with restaurants shall be prohibited

- Billboards
- Signs which do not display information related to an activity, service, or commodity available on the premise
- Other uses not expressly allowed in Section 7.4

7.6 MAXIMUM DENSITY

The maximum density shall not exceed a FAR of 0.5:1 and an overall intensity that does result in a change to the City's adopted traffic level of service and roadway capacity standards.

7.7 MAXIMUM HEIGHT

The maximum height shall not exceed four (4) stories and 50 feet in height as measured in accordance with the HBZSO.

7.8 LANDSCAPING

7.8.1 Landscaping South of Seapoint

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any application for a coastal development permit for either development or Tentative Tract Map. The landscaping plan shall be consistent with the requirements of Section 6.7 (Water Quality). All landscaping shall be consistent with the Plant Palette for this Specific Plan Area and those included in the Conceptual Master Plan.

7.8.2 Landscaping North of Seapoint

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any application for a coastal development permit for either development or Tentative Tract Map. The landscaping plan shall be consistent with the requirements of Section 6.7 (Water Quality). All landscaping will consist of native vegetation. No irrigation will be allowed. Landscaping of the open space area shall be undertaken and completed concurrent with or prior to the first coastal development permit for construction of development on the Aera parcel.

7.9 WALLS AND FENCES

Walls and fences shall be constructed in accordance with Section 230.88 of the HBZSO. Design of all walls and fences shall be consistent with the Conceptual Master Plan for Subarea 4B.

A conceptual plan showing the proposed location, height, design, and materials of all proposed walls and fences shall be submitted for review and approval by the Planning Department concurrent with any development or tentative map application.

7.10 SIGNS AND OUTDOOR LIGHTING

All signs and outdoor lighting shall be in accordance with Chapters 232 and 233 respectively, of the HBZSO. Signs and Outdoor Lighting shall be consistent with the Conceptual Master Plan for Subarea 4B.

7.11 MINIMUM BUFFER AREA/BUILDING SEPARATION BETWEEN THE PLC PARCEL AND THE AERA PARCEL

On the Aera side, a minimum setback of a 75 foot structural from the PLC property line for structures shall be provided. Within that 75 feet, 50 feet closest to the PLC property line shall be landscaped and shall not permit parking or motor vehicle access (except for emergency vehicles) to encroach into that 50 foot landscaped area. The precise design of the setback area should be determined through the tentative map/conditional use/coastal development permit process and developed in accordance with the recommended mitigation measures set forth in the Appendix

7.12 PARKING

Adequate public parking to support development occurring on the Aera parcel will be provided concurrent with the underlying development. Parking lot design will provide for vehicular and pedestrian access to adjacent parcels and will include provisions to allow expansion if there is a parking deficiency. A parking study shall be submitted as part of any application for a coastal development permit for development to document the adequacy of parking in relation to existing and proposed development.

Any public on-street parking spaces lost (including parking on the roads fronting the specific plan area such as Seapoint, Pacific Coast Highway, and Palm) as a result of development within the Specific Plan area shall be replaced on a one to one basis on-street or within public parking lots within the Coastal Zone of the City of Huntington Beach.

Off-street parking shall be provided, at a minimum, consistent with Section 231 of the City's Zoning Code.

7.13 PUBLIC ACCESS

Public paths providing for pedestrian and bicycle access will be provided. Bicycle usage shall be encouraged by the provision of bikeway access and bike racks at convenient locations and near building entrances. Public access will be provided across Pacific Coast Highway as part of the public open space/trail from the public park on Palm Avenue through the Aera Parcel to Pacific Coast Highway. The public access improvements shall be constructed prior to or concurrent with the first coastal development permit for development (excepting Tentative Tract Maps) on the Aera parcel.

8 COMMUNITY DESIGN GUIDELINES

These guidelines give specific direction as to styles and themes of development, yet are general enough to allow the individual developer and/or builder flexibility to interpret changes in consumer tastes and market conditions. Although individual interpretation and character are encouraged, builders and designers should review the following design guidelines and standards to examine the relationship which their particular site has to the entire community, and to incorporate all applicable provisions of these guidelines into their projects.

It is the purpose of the Community Design Guidelines to ensure that the theme is implemented in a clear, concise and aesthetically consistent manner. Care and consideration have been given in developing these Community Design Guidelines to ensure the creation and enhancement of a new aesthetically pleasing community with an emphasis on outdoor lifestyle and recreational opportunities in the City of Huntington Beach.

More specifically, the purpose of these Community Design Guidelines is:

To provide community design criteria for use by builders, planners, architects, landscape architects, civil engineers and other project area builders/developers;

To provide specific design criteria that encourages development of a desirable living environment that will help to maintain and enhance the community's value over time;

To create a "classic seaside community" character as an overall theme in the Palm and Goldenwest Specific Plan Area.

8.1 COMMUNITY DESIGN CONCEPT

A central theme has been devised to ensure that this carefully considered plan is implemented in a manner that will bring the Palm/Goldenwest Specific Plan Area a sense of its own character and ambiance. It is further intended that this theme be expressed in coordination with the project setting, which serves as a basis around which key elements of the community can be developed.

8.2 SITE PLANNING GUIDELINES

The Site Planning Guidelines for the Aera parcel are intended to promote a community that will have a clear identity and sense of place, and that will meet the needs of residents and visitors by providing a harmonious and pleasing environment for all uses and activities. These guidelines will provide direction to planners, architects and landscape architects for key design components of the Palm and Goldenwest community. The guidelines are formulated to provide quantitative criteria on appropriate aspects of physical development, as well as qualitative guidance on aspects of how buildings, landscaping, hardscape and signage may positively affect the land, residents and visitors.

8.3 OPEN SPACE GUIDELINES

The Palm/Goldenwest Specific Plan will provide public and private open space areas should incorporate the following site planning guidelines.

- Open space, parks and recreation areas should be located in highly visible locations.
- Open space areas within the community should be linked by a network system of pedestrian walkways.
- Open space areas should be visible from streets for safety and surveillance purposes.
- Open space areas should be appropriately landscaped.
- Plant materials should be used to define activity/use areas, and to frame and reinforce views.

8.4 LANDSCAPE ARCHITECTURE GUIDELINES

Landscaping plays an important role in establishing the visual identity and character of the Aera parcel as a beach side visitor serving area. Consistency in theme and the application of major community-level design elements such as entries, arterial street parkways, walls and fences, interface/edge conditions, and plant materials must be maintained throughout the Aera parcel to communicate and strengthen this identity. The landscaping themes should be consistent with the Conceptual Master Plan landscape design guidelines and should include:

- Community and project entries classically designed using natural materials and colors, with a similar vocabulary of materials, shapes and forms;
- Consistent street tree themes should be related to the hierarchy of the street system;

- Unified community theme wall and fence design, and the extensive use of trees, vines and shrubs to soften these features;
- Recommended plant palettes for specific applications (i.e., entries, streetscapes, paseo/buffers, etc.) and the Palm/Goldenwest Specific Plan Area community as a whole;
- Recognition of existing natural conditions and situations;
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition;
- Use of both evergreen and deciduous plant material;
- "Layering" of the shrub understory to create depth, variety and interest.
- Provide an attractive edge to implement the City's Urban Design Element and complement existing neighborhoods surrounding the project area;
- Provide thematic continuity throughout the Aera parcel through the use of repetitive materials and themes; and
- Complement a variety of architectural styles and themes.

8.5 COMMUNITY THEME WALLS AND FENCES

Community walls and fencing consist of elements which are readily visible from arterial and collector streets or from adjacent or nearby areas outside of the Planning Areas. Generally, community theme walls should be consistent in scale, materials, and type. Some variation in design details, such as color, finish, caps and pilasters may be employed at entries to express a certain individuality, however:

- All community theme walls and fences shall be consistent in design.
- Any fence/wall adjoining a public street or any fence/wall visible from the side or rear shall be the community theme wall.
- View fencing should have a low masonry wall with cap and pool code height tubular fencing, or glass for sound attenuation if required. Alternatively, view fencing of full height tubular steel may be used, and pilasters incorporated into steel fencing.

- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- Pedestrian sidewalks and enhanced perimeter landscaping will be provided along the entire length of Goldenwest Street. This edge will be a continuation of the enhanced landscape and wall materials and design along Palm Avenue.
- Fences and walls shall be in compliance with the Huntington Beach Zoning and Subdivision Ordinance Section 230.88

8.6 ARCHITECTURAL GUIDELINES

Implementation of a consistent architectural design program. The intent is to allow the Planning Areas to establish individual identities, yet blend strongly with overall community themes. It is further the intent of these guidelines to ensure consistency with the Conceptual Master Plan for Subarea 4B and the Huntington Beach Zoning and Subdivision Ordinance. These guidelines should be addressed during final project review unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

The goal of this component of the Architectural Guidelines is to promote product quality and community diversity by encouraging builders to explore and expand their range of architectural styles. The guidelines in this section seek to continue the legacy of diversity within the City of Huntington Beach without sacrificing quality control over design details. An assemblage of architectural styles consistent with an "established seaside community" theme is intended to aid designers in developing a classic architectural image compatible with the surrounding residential communities.

8.7 COMMERCIAL DESIGN GUIDELINES

The intent of this section is to encourage the siting of the common areas, civic uses, recreation facilities and visitor serving areas first, then orient specific buildings around these gathering areas creating a true sense of place for visitors to enjoy. Buildings should be sited in such a manner as to encourage walking from one part of the commercial area to another with as little automobile intrusion as possible.

1. Commercial Design Theme

The ultimate site design for the Aera parcel should attempt to visually emphasize prominent design elements and vistas, while screening undesirable views. The siting of buildings should protect and enhance public view opportunities to the ocean, with restaurant and entertainment

uses located where they can take advantage of ocean views, while providing a harmonious transition between adjacent land uses and between development and open space.

2. Setbacks

Increased setbacks and/or design elements that buffer residential units from impacts of the abutting commercial development should be incorporated in the site design. Site plans should be designed so that building footprints are articulated and incorporate variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create intricate and inviting pedestrian spaces.

3. Compatibility With Existing Development

Although architectural diversity is encouraged in commercial projects, it is not to be achieved at the expense of harmony with existing development. Thus, though new projects need not imitate the design of surrounding buildings, they nevertheless should be visually compatible with that development. In addition, commercial projects should avoid designs so massive as to overwhelm the scale of surrounding residential development.

4. Focal Points

The use of focal points in a commercial complex is desirable to provide both orientation and organization. These focal points create a visual counterpoint to the massing of nearby buildings. Examples of important focal elements include courtyards enhanced by fountains, outdoor cafes and other amenities and the use of towers that create a vivid visual and mental image for a project, provide identity and differentiation from other projects and become the gathering point for a project.

5. Public Art

Provisions shall be incorporated in the Specific Plan to require public art be provided in public spaces, especially to assist in defining focal points and open area.

6. Pedestrian and Open Space Linkages

Open space areas with footpaths should be designed throughout the project area to provide linkages to the major recreation activities and encourage pedestrian activity. Buildings and pedestrian paths should be sited in such a manner as to encourage walking from one part of the commercial area to another, with as little automobile intrusion as possible. Also, provisions should be made for direct pedestrian links between the project's residential areas.

7. Bicycle Access

Bicycle usage shall be encouraged by the provision of bikeway accesses and bike racks at convenient locations near building entries.

8. Lighting

Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing the impacts on the surrounding residential areas. Outdoor lighting should be coordinated with parking lot and planting plans. Architectural lighting should serve to emphasize building entries and particular building details.

9. Parking Lots

Parking lot design should provide for vehicular and pedestrian access to adjacent parcels, should be designed to avoid large unbroken expanses of paved areas, provide buffers between buildings and the parking areas and screened from the street by landscaping and berming.

10. Screening of Service Areas

Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping. Loading and storage areas shall be screened from public view by means of solid walls or fences and/or plantings.

11. Signs

A sign program should identify commercial centers. All signs should be harmonious in scale, form, materials and colors with the project buildings, walls and other structures. Identification signs should be provided for all projects. Such signs shall conform to the sign regulations of the HBZSO pertaining to limitations on size, height, and placement.

12. Articulation

The apparent mass of buildings should be reduced by means of articulation, i.e., the varying of wall planes in depth and/or direction. This also creates visual interest and human-scale outdoor spaces such as patios and terraces. Large blank single-planed walls should be avoided. A combination of one-story to four-story elements should be created within the overall form of commercial buildings in order to provide a variety of scales and reduce the perceived building mass. Any building mass above the second story should be substantially set back and reduced in size.

13. Ground Floor Interest

Commercial and office buildings should be designed so that the ground floor presents an interesting and varied appearance to pedestrians and motorists. This can be achieved by the liberal use of windows, arcades, architectural detailing, wall murals, artwork, and similar design features.

14. Roofs

The rooflines on larger buildings with long elevations should be broken up by roof elements of varying height. Tower elements are also used to break up large elevations. Parapet walls can also be used to add variation to the roofline. When a flat roof is used, a parapet or shed roof that is designed to resemble hipped or gabled roofs should screen it.

PALM /GOLDENWEST SPECIFIC PLAN

SECTION THREE

CONCEPT OF THE SPECIAL PLAN

ENTIRE SPECIFIC PLAN AREA

ENTIRE SPECIFIC PLAN AREA

PALM ACOLODEN WEST SPECIFIC PLAN

SECTION THREE

NATURE SPECIFIC PLAN AREA

The Nature Specific Plan Area is located within the Palm Acoloden West Specific Plan Area. It is a natural area that contains a variety of plant and animal life. The area is characterized by its rugged terrain and diverse vegetation. The vegetation includes a variety of trees, shrubs, and grasses. The animal life includes a variety of birds, mammals, and reptiles. The area is a valuable resource for the community and should be protected.

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9 ADMINISTRATION

The methods and procedures for implementation and administration of the Development Standards, as well as the policies, guidelines and other conditions of this Palm/Goldenwest Specific Plan for both the PLC and Aera properties, are prescribed as follows:

9.1 ENFORCEMENT OF THE SPECIFIC PLAN

The Specific Plan serves both a planning function and regulatory function. It is the vehicle by which the City of Huntington Beach General Plan/Local Coastal Program and the Conceptual Master Plan are implemented for the Palm and Goldenwest property. In addition, the general administration rules in this Chapter are specified to properly relate the Specific Plan to the provisions within the Huntington Beach Zoning and Subdivision Ordinance. If there is a conflict found between this Specific Plan and the City's Zoning and Subdivision Ordinances, the contents of this Specific Plan shall prevail. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 5.2 shall govern such amendments. This Specific Plan may be amended at any time in the same process by which it was originally adopted.

Enforcement of the provisions of the Specific Plan shall be as follows:

- The Planning Director or Director's designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.
- Any administrative interpretation of the Palm/Goldenwest Specific Plan may be submitted for review by the Planning Commission and shall be subject to appeal to the City Council.

9.2 METHODS AND PROCEDURES

9.2.1 Implementation

The Specific Plan shall be implemented through the processing of site plans in conjunction with Coastal Development Permits, tentative tract maps and tentative parcel maps. The site plans may be prepared concurrently in sufficient detail to determine conformance with the Specific Plan and consistency with the Local Coastal Program, CMP and General Plan.

9.2.2 Coastal Development Permits

All development projects in the Palm/Goldenwest Specific Plan Area require a Coastal Development Permit pursuant to the provisions of the Huntington Beach Zoning and Subdivision Ordinance.

9.2.3 Tentative Tract Maps

Tentative Tract or Parcel Map(s) shall be in compliance to the provisions and procedures in the Huntington Beach Zoning and Subdivision Ordinance. In addition to any other City permits, Tentative Tract Maps also require a coastal development permit.

9.2.4 Zoning Text Amendments

A Zoning Text Amendment shall be required for changes to the Development Standards in the Specific Plan.

Zoning Text Amendments shall be processed in accordance with the Huntington Beach Zoning and Subdivision Ordinance. Zoning Text Amendments shall be processed as amendments to the City's Local Coastal Program. Changes to the Zoning text shall not take effect until certified by the Coastal Commission through the LCP amendment process.

9.2.5 Dwelling Unit Transfer Procedure

Dwelling units may be transferred from one Planning Area to another, provided that the Planning Director determines that:

- The average density for the Planning Area to which the units are transferred does not exceed the Maximum Units for that Planning Area shown on Table 2.2-A; and
- The transfer does not increase the maximum number of dwelling units permitted in the Palm/Goldenwest Specific Plan.

9.2.6 Planning Area Boundary Adjustment

The interior Planning Area boundaries may be adjusted up to ten (10) percent of the approved acreage on Exhibit 2.2-1 during the Tentative Map process due to final engineering adjustments.

9.2.7 Allocation And Transfer Of ADTs**ALLOCATION OF ADTS**

At the time of the adoption of this document, the PLC property has an overall intensity total of 5,230 Average Daily Trips (ADT's) assigned to the property. Because the PLC property is limited to 315 residential units, pursuant to this specific plan, there will be unused trip capacity (ADT's). This unused trip capacity may be reallocated to the Aera property at the City's discretion.

At the time of the adoption of this document, the Aera property has an overall intensity of 21,909 ADTs assigned to the property. This trip assignment is equivalent to a maximum of 614,570 square feet of commercial or other comparable uses as determined by a traffic analysis approved by the City.

The four acre site across Seapoint shall be designated as open space and therefore should not be considered within the 21,909 ADT's allocated for the Aera property.

TRANSFERS OF ADTS

The transfer of Average Daily Trips (ADTs) from the PLC property to the Aera property may be permitted. Any transfer will be reviewed and approved concurrent with the tentative map/conditional use/coastal development permit process for the Aera property.

The Planning Director, Planning Commission and/or City Council may determine not to allocate ADTs to those uses or areas that do not generate vehicular trips, such as greenbelts, esplanades or other similar uses or areas, subject to approval through the tentative map and/or conditional use permit process.

9.2.8 Hearings

All Public Hearings held relative to this Specific Plan shall be administered per the applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

9.2.9 Appeals

Any decision, determination or requirements may be appealed in accordance with applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance.

9.3 MAINTENANCE MECHANISMS

For development projects which include privately-owned streets, parking, recreation, open space, landscaped areas, community walls and fences, or community buildings or facilities, the developer shall submit a legal instrument or instruments setting forth a plan or manner of permanent care and maintenance of such areas and facilities. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and by the Planning Director as to suitability for the proposed use of said areas and facilities. If the common areas are to be conveyed to a master homeowners' association or sub-association, the developer shall file a Declaration of Covenants to be submitted with the application for approval, that will govern the association.

These covenants shall include:

- The homeowner's association shall be established prior to the sale of the first dwelling unit within each Planning Area.
- Membership shall be mandatory for each buyer and each successive buyer.
- Any open space restrictions shall be permanent.
- Provisions to prohibit parking upon other than approved and developed parking areas shall be written into the covenants, conditions and restrictions for each project.
- If the development is constructed in increments of phases which require one or more final maps, reciprocal covenants, conditions or restrictions, reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.
- Notification to all future residents of existing adjacent oil operations, potential loss of view upon development of the Aera property, and the future commercial development on the Aera property.

A. SPECIFIC PLAN CONSISTENCY WITH THE HUNTINGTON BEACH GENERAL PLAN

I. Land Use Element

GOAL LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

How Satisfied: The Palm/Goldenwest Specific Plan proposes development that will implement the General Plan proposed land uses, provide additional property tax base, and provide development that is consistent in character with the existing residential development to the north and west at compatible densities. The proposed residential project will provide private streets, open space, and landscaping that will be maintained by a homeowners' association and not require the use of City funds.

GOAL LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

How Satisfied: The proposed project is adequately served by transportation infrastructure, utility infrastructure and public services. A traffic study has been prepared and it demonstrates that the existing transportation infrastructure is adequate for build-out of the proposed project. Existing utility systems in the project vicinity have adequate capacity to accommodate the proposed project. The conceptual engineering and utility plans are described in Chapter 2, Development Concept. More detailed plans will be submitted during the Tentative Tract Map approval process.

GOAL LU 3: Achieve the logical, orderly and beneficial expansion of the City's services and jurisdictional limits.

How Satisfied: Not Applicable. The subject property is currently within the Huntington Beach city limits, and will conform with existing land use designations set forth by the Huntington Beach General Plan and the Conceptual Master Plan for Subarea 4B.

GOAL LU 4: Achieve and maintain high quality architecture, landscape and public open spaces in the City.

How Satisfied: The architecture character and landscape plan for the Specific Plan Area are described in Chapter 4, Community Design Concept. All architectural design and landscaping is in conformance with policies set forth in the Conceptual Master Plan.

GOAL LU 5: Ensure that significant environmental habitats and resources are maintained.

How Satisfied: Not applicable. The subject property has been utilized for the extraction and processing of oil for decades and therefore no environmental habitats or resources are currently on the site.

GOAL LU 6: Ensure that the City's General Plan is maintained and updated to be an accurate guide for development and resource conservation.

How Satisfied: The City of Huntington Beach recently prepared the Subarea 4B Conceptual Master Plan which includes the Palm and Goldenwest Specific Plan Area. The purpose of this Conceptual Master Plan is to provide an updated and accurate guide for development of the subject property and the adjacent Aera property. This Specific Plan is designed to provide for development that is in conformance with the Conceptual Master Plan.

GOAL LU 7: Achieve diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a variety of residential land uses, at a variety of densities and project types and a neighborhood public park. The Land Use Plan and Statistical Summary Table (Exhibit 2.2-1 and Table 2.2-A, respectively), describe the proposed land uses, densities and dwelling units proposed for each planning area. All development is consistent with the City's General Plan and the Conceptual Master Plan for Subarea 4B and reflects the scale and character of surrounding neighborhoods.

GOAL LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors and centers.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a distinctive residential community of integrated neighborhoods that is similar in scale and identity to the surrounding development.

GOAL LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington beach.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a variety of residential land uses, with a variety of densities and project types. The Development Plan and Land Use Statistical Summary Table (Exhibit 2.2-1 and Table 2.2-A, respectively), describe the proposed land uses, densities and dwelling units for each planning area. All development is consistent with the City's General Plan and the Conceptual Master Plan.

GOAL LU 10: Achieve the development of a range of commercial uses.

How Satisfied: There currently are no commercial uses planned for the Specific Plan Area. There is, however, potential for future visitor-serving commercial uses on the adjacent Aera property, once oil operations have ceased. All future commercial uses shall be consistent with the Conceptual Master Plan and shall be consistent with the Huntington Beach General Plan.

GOAL LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services and entertainment, and reduce the need for automobile use.

How Satisfied: The Specific Plan Area is sited in proximity to jobs, commercial services, and entertainment. The Vicinity Map, Exhibit 1.2-2, shows the location of the Specific Plan Area in relation to surrounding land uses. It is anticipated that the residents of the Specific Plan Area will be able to utilize the future commercial and visitor serving uses that are proposed for the adjacent Aera site.

GOAL LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the city.

How Satisfied: The General Plan designation for this property is residential and therefore this goal is not applicable.

GOAL LU 13: Achieve the development of a mix of governmental service, institutional, educational and religious uses that support the needs of Huntington Beach's residents.

How Satisfied: The General Plan designation for this property is residential and therefore this goal is not applicable.

GOAL LU 14: Preserve the City's open spaces.

How Satisfied: The General Plan designation for this property is residential and there is no open space designated for this site. The Specific Plan however does provide for a minimum 3.5-acre neighborhood public park.

GOAL LU 15: Achieve new development that enhances the City's quality of development and sense of place, goals for community character, and preserves significant historical resources.

How Satisfied: Chapter 4, Community Design Concept, provides architectural and landscape standards to assure a high quality development. There are no significant historical resources onsite.

GOAL LU 16: Achieve the development of distinct neighborhoods, boulevards and centers.

How Satisfied: There are four distinct Planning Areas within the project area, each with its own character and blend of residential product types. The Specific Plan will create distinct neighborhoods which are all unified by a common design theme, and governed by a set of common Development Standards and Design Guidelines.

Palm Avenue and Goldenwest Street will be enhanced with theme walls, landscaping, and project identification signs to create a distinctive identity. These plans are described in Chapter 4.

II. Urban Design Element

GOAL UD 1: Enhance the visual image of the City of Huntington beach.

How Satisfied: All development within the Specific Plan Area is subject to Development Standards and Regulations, detailed in Chapter 3, as well as design guidelines described in Chapter 4. These guidelines and standards are to provide development compatible with existing residential development and to enhance the visual image of the City of Huntington Beach. All development is consistent with the provision of the Conceptual Master Plan for Subarea 4B.

GOAL UD 2: Protect and enhance the City's public coastal views and oceanside character and screen any uses that detract from the City's character.

How Satisfied: There is no direct coastal access from the subject property. Existing oil facilities on the adjacent Aera site shall be appropriately buffered from the proposed residential development. The Conceptual Master Plan for Subarea 4B proposes a coastal access on the Aera property once oil operations have ceased. This access and all proposed development on that site shall be developed in accordance with procedures set forth in the Conceptual Master Plan for Subarea 4B.

III. Historical and Cultural Element

How Satisfied: Not Applicable.

IV. Economic Development Element

GOAL ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

How Satisfied: This project will provide short term construction and sales jobs during the development of the site. Future residents of the Specific Plan Area will provide market support to local retail and service businesses.

GOAL ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor serving uses while attracting new uses to Huntington Beach.

How Satisfied: As per the Huntington Beach General Plan. There currently are no commercial, industrial, and visitor serving uses planned for the Specific Plan Area.

GOAL ED 3: Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.

How Satisfied: The Huntington Beach General Plan designates the Specific Plan Area as residential, and this Specific Plan implements that designation.

V. Circulation Element

GOAL CE 1: Provide a balanced transportation system that supports the policies of the general plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 2: Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 3: Develop a balanced and integrated multi-modal transportation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 4: Encourage and develop a transportation demand management system (tdm) to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through

How Satisfied: All residential development within the project area will provide off-street and visitor parking in accordance with the Development Standards and Regulations set forth in Chapter 3.

GOAL CE 6: Provide a city-wide system of efficient and attractive pedestrian, equestrian and waterway facilities for commuter, school and recreational uses.

How Satisfied: There is an extensive pedestrian corridor/paseo system within and surrounding the Specific Plan Area. These paseos are described in Section 2.5. The proposed pedestrian walkways will connect to existing pedestrian and bicycle routes in the City. All pedestrian spaces shall be consistent with the CMP.

There are no waterway, commuter, or school facilities planned for the Specific Plan Area.

GOAL CE 7: Maintain and enhance the visual quality and scenic views along designated corridors.

How Satisfied: Goldenwest Street is currently designated as a minor urban scenic corridor, with the southern portion adjacent to the subject property designated a Landscape Corridor. Implementation of the Specific Plan will result in the development and enhancement of these corridors. The Specific Plan will be consistent with all goals and policies governing views along these designated corridors.

VI. Public Facilities and Public Services Element

GOAL PF 1: Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.

How Satisfied: The Specific Plan proposes gated entries to the community to provide additional security to the residents.

GOAL PF 2: Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.

How Satisfied: Residential development will be constructed in accordance with City of Huntington Beach Fire Department requirements to assure adequate fire protection and protection from medical emergencies.

GOAL PF 3: Provide the highest level of safety and services to beach visitors and harbor users.

How Satisfied: Not Applicable.

GOAL PF 4: Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

How Satisfied: The property owner and both local school districts have entered into mitigation agreements to mitigate the impact of new students from the Specific Plan Area.

VII. Recreation and Community Services Element

GOAL RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

How Satisfied: Approximately 3.5 acres of the project area will be developed as a neighborhood public park. This area is shown on the Land Use Plan, Exhibit 2.2-1. In addition, the development standards provide private open space for each residential unit.

VIII. Utilities Element

GOAL U 1: Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding resources to reduce the costs of water provision in the City.

How Satisfied: The developer will construct onsite water facilities to serve the proposed development in accordance with City requirements. The Master Water Plan for the Specific Plan Area is described in Section 2.7.3.

GOAL U 2: Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.

How Satisfied: The developer will construct onsite wastewater collection systems to serve the proposed development in accordance with City requirements. The Master Sewer Plan for the Specific Plan Area is described in Section 2.7.2.

GOAL U 3: Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.

How Satisfied: The developer will construct onsite drainage facilities to serve the proposed development in accordance with City requirements. Development areas have been appropriately sited to minimize the potential damage from natural disasters. The Master Storm Drain Plan for the Specific Plan Area is described in Section 2.7.1.

GOAL U 4: Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.

How Satisfied: Solid waste collection, disposal, and recycling services will be provided in the Specific Plan Area by Rainbow Disposal Company.

GOAL U 5: Maintain and expand service provision to the City of Huntington Beach residents and businesses.

How Satisfied: Development shall meet all existing City codes regarding provision of natural gas, telecommunication, and electricity. Public services provided to the Specific Plan Area are described in Section 2.8.

IX. Environmental Resources/Conservation Element

GOAL ERC 1: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local private open space.

How Satisfied: Local private open space consisting of common areas, pedestrian paths, and perimeter landscaping will be developed in the Specific Plan Area and maintained by a Homeowner's Association.

GOAL ERC 2: Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.

How Satisfied: Not applicable. The subject property has been utilized for the extraction and processing of oil for decades and therefore no environmental habitats or resources are currently on the site.

GOAL ERC 3: Designate areas and monitor mineral/oil extraction.

How Satisfied: There are no areas within the Specific Plan Area that are designated for mineral/oil extraction. All oil extraction operations in the Specific Plan Area have been permanently abandoned. Oil extraction on the adjacent Aera property is planned to continue for 15-20 years.

GOAL ERC 4: Maintain the visual quality of the City's natural land forms and bodies of water.

How Satisfied: The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural land forms or bodies of water are currently on the site.

GOAL ERC 5: Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

How Satisfied: The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural environment resources are currently on the site.

X. Air Quality Element

GOAL AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips; b) increasing efficiency of transit; c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern; and d) increasing energy efficiency.

How Satisfied: An Air Quality Report has been prepared as part of this Specific Plan process and provides mitigation measures to address any impacts that may occur during implementation of the Specific Plan.

XI. Environmental Hazards Element

GOAL EH 1: Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels for acceptable risk.

How Satisfied: All development within the Specific Plan Area will conform with recommendations contained in geologic soils reports prepared during the Tentative Tract Map process and reviewed by the City to assure the appropriate mitigation of any geologic conditions onsite.

GOAL EH 2: Reduce the potential for mesa edge and bluff erosion hazards, and the potential for beach and sand loss.

How Satisfied: Not Applicable.

GOAL EH 3: Ensure the safety of the City's business and residents from methane hazards.

How Satisfied: All oil operation remediation work shall be performed to all applicable codes and all building construction shall be reviewed to assure the mitigation from any potential methane hazards. Oil well vents, vapor membranes, and/or collection systems may be required at specific locations within the Specific Plan Area.

XII. Noise Element

GOAL N 1: Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors and noise-sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

How Satisfied: A noise study has been prepared as part of this Specific Plan process to address any potential impacts from implementation of the Specific Plan. The Specific Plan includes all feasible mitigation measures.

XIII. Hazardous Materials Element

GOAL HM 1: Reduce, to the greatest degree possible, the potential for harm to life, property and the environment, from hazardous materials and hazardous waste.

How Satisfied: Environmental Site Assessments will be prepared during the Tentative Tract Map process and reviewed by the City to assure the mitigation of any hazardous materials onsite.

B. MITIGATION MEASURES FROM MITIGATED NEGATIVE DECLARATION

No.	Description of Impact	Mitigation Measure
Population and Housing		
1	The City's Affordable Housing Policy requires new residential development to provide 10 percent of new units as affordable, either on or off site.	A comprehensive Affordable Housing Plan in accordance with the City's Housing Policy is required for all residential development within the project site. Preparation of Affordable Housing Plans is the responsibility of the project proponent. All Affordable Housing Plans are subject to City approval and acceptance prior to issuance of building permits for residential units.
Water Quality		
2	Short-term, negative water quality impacts may occur during construction, and the new development will create impervious surfaces. Unchecked runoff from the new development could impact water quality if not adequately channeled into the City's drainage system.	Future project development related entitlements shall ensure that during construction, methods for silt control and managing water runoff shall be employed. Further, development shall be designed to ensure that runoff is accommodated both on-site and via the City wide drainage system. Necessary project related improvements shall be identified and provided prior to project development. Future project development related entitlements and/or building permits shall include requirements for compliance with the Municipal Non-Point Source National Pollution Discharge Elimination Standards (NPDES) where State issued permits and a Water Quality Management Plan are required prior to development. Water Quality Management Plans shall include measures such as filtration screens, containment basins, charcoal filtration systems or other such measures to ensure that project runoff does not significantly impact downstream water quality.
Air Quality		
Odor Reduction		
3	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Dwelling units downwind of the large oil processing/storage tanks on the Aera property shall be designed to have windows and ventilation outlets oriented away from the upwind direction. (See Palm/Goldenwest Specific Plan Air Quality Study, LSA Associates, February 9, 1999.)

No.	Description of Impact	Mitigation Measure
4	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Each dwelling unit within 200 feet of the large oil processing/storage tanks on the Aera property shall be equipped with a standard air conditioning system to ensure that windows and doors on the dwelling units can remain closed for prolonged periods of time in case odor nuisance occurs.
5	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Contingency plans pertaining to the Aera Energy oil facility shall be amended, if needed, to require that any oil spilled on the site be cleaned up and properly disposed of within 24 hours, or as soon thereafter as feasible. Well sumps should be pumped out after pulling a well, and periodically in the interim.
6	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Aera Energy facility operators should be encouraged to properly maintain seals and gaskets on pumps and piping to avoid accidental leaks. General and routing cleanup of the site should be encouraged to minimize potential odors in the area.
<i>Short Term Project Construction Impact Reduction</i>		
7	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall select the construction equipment used on site based on low emission factors and high-energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
8	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
9	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), construction activities should be reduced on days projected to have a Stage 1 smog alert, to minimize exhaust emissions from vehicles and equipment.

No.	Description of Impact	Mitigation Measure
10	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall time the construction activities so as not to interfere with peak hour traffic, and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
Architectural Coating Impact Reduction		
11	Emissions from painting activities may negatively impact air quality on a short term basis.	The construction contractor shall utilize as much as possible precoated/natural colored building material, water based or low VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.
12	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short term basis.	During construction, the applicant shall: a. Use water trucks or sprinkler systems in all areas where vehicles travel to keep damp enough to prevent dust raised when leaving the site; b. Wet down areas in the late morning and after work is completed for the day; c. Use low sulfur fuel (.05%) by weight for construction equipment; d. Attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts); e. Discontinue construction during second stage smog alerts.
Traffic/Circulation		
13	The traffic study indicates that, without mitigation, the Palm Avenue/Goldenwest Street intersection will function at less than acceptable levels at ultimate buildout of the entire 150 acre site.	Traffic Model projections indicate that if the project site utilizes its maximum allowable trip budget of 27,139 trips per day, the Goldenwest Street/Palm Avenue intersection will require mitigation such as an additional left turn lane from Palm Avenue to allow traffic to head north on Goldenwest Street. Prior to tract map approval for the proposed PLC residential development, mechanisms for right-of way acquisition and funding to provide the additional left turn lane when needed, shall be established. Prior to the Aera property being developed, additional traffic studies shall be conducted to verify the need for the additional turn lane, or other mitigation measures, if necessary.

No.	Description of Impact	Mitigation Measure
14	Project specific traffic impacts from future Aera site development must be assessed prior to Aera site development.	Future development scenarios/proposals for the Aera property will require additional traffic studies.
15	Access to the PLC site will be taken from Palm Avenue and Goldenwest Street. Neither of these locations is presently signalized. The traffic study indicates that signalization is necessary to ensure safe and adequate traffic flows.	Signalization shall be provided at the access intersections into and out of the PLC project site at Palm Avenue/Seacliff Country Club and Goldenwest Street/Orange in conjunction with development of the PLC residential project if warranted.
Hazards		
16	Existing oil and gas wells will need to be abandoned or consolidated in accordance with local, state and federal regulations, prior to development of the Aera site.	The project shall comply with all provisions of the Huntington Beach Fire Code and City Specification Nos. 422 and 431 for the abandonment of oil wells and site restoration.
17	The project site lies within the Methane Gas Overlay District and is subject to potential negative impacts related to methane gas leakage.	The project shall comply will all provisions of Huntington Beach Municipal Code Title 17.04.085 and City Specification No. 429 for new construction within the methane gas overlay districts.
Noise		
<i>Construction Related Impacts</i>		
18	Construction activities will cause temporary noise increases in the area.	During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
19	Construction activities will cause temporary noise increases in the area.	The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west and north of the site.
20	Construction activities will cause temporary noise increases in the area.	The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors to the west and north of the site during all project construction.
21	Construction activities will cause temporary noise increases in the area.	During all project site construction, the construction contractor shall limit all construction related activities that would result in high noise levels to between the hours of 7:00 am and 8:00 p.m., Monday through Saturday. No construction shall be allowed on Sundays and federal holidays.

Stationary Source Impacts		
22	Without mitigation, adjacent Aera facility operations may impose negative noise impacts on PLC residential uses nearby.	Prior to the issuance of occupancy permits for the PLC residential project, an eight foot masonry wall between the proposed PLC project (including any public park land) and Aera oil production facility to the south of the project site shall be constructed to the satisfaction of the City.
Traffic Noise Impacts		
23	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	A six foot high sound barrier shall be provided for homes with outdoor activity areas proposed within 82 feet of the Palm Avenue centerline, or between 110 feet and 231 feet from the Goldenwest Street centerline.
24	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Air conditioning systems shall be provided for all upper floor bedrooms and ground floor units in the following areas that would be directly exposed to traffic noise: ▪ Within 82 feet of Palm Avenue centerline; or ▪ Within 231 feet from the Goldenwest Street centerline
25	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s). (Code Requirement)
26	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Construction shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
Aesthetics		
27	The new development will create nighttime light sources.	All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations. The proposed public park site at Palm Avenue, adjacent to the PLC property shall limit its nighttime lighting to provide for safety and shall be directed to prevent spillage onto adjacent land uses.

28	Negative aesthetic impacts during construction may occur.	All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
Cultural Resources		
29	The 4 acres of Aera property located on the west side of Seapoint may be near an area identified as having potentially significant archeological resources.	For areas located at the western portion of the Aera property, during development activities such as grading and excavation, an archeologist, or other such expert approved by the City, shall be on site. If archaeological resources are discovered during excavation, grading or construction, development activities shall be ceased immediately. City officials and appropriate authorities shall be notified immediately and an appropriate course of action, approved by the City, shall be implemented.
Recreation		
30	The new population generated by the PLC residential project will have need for recreational amenities and activities.	A 3.5 acre public park is depicted in the Palm/Goldenwest Specific Plan. PLC shall dedicate the land for this park to the City in conjunction with Final Map approval and shall construct park improvements. Development of the park shall occur coincident with Phase I of the proposed PLC residential development. Park amenities and design are subject to City approval. Adequate parking shall be provided based upon park uses and amenities. Parking may be provided on-site or through a combination of on-site, street and private parking. Hours of operation for the park shall be restricted to minimize impacts on adjacent residential uses and night time lighting of playing fields shall be prohibited. As noted in Mitigation Measure No. 17, PLC shall construct an eight foot high masonry wall between the PLC property, including the proposed public park, and the Aera property to minimize noise, aesthetic and safety impacts.
Further Environmental Review		
31	The Aera property is included in the draft Specific Plan planning area. However, a detailed circulation plan, development plan and accompanying design parameters will be necessary prior to the Aera site being developed. This will require an amendment to the Specific Plan.	In accordance with the 1996 General Plan and Seacliff Promenade Conceptual Master Plan, a specific plan amendment shall be required to provide adequate development standards for planned Aera property development, prior to future development on that portion of the project site. The specific plan amendment will subject to further environmental review.

32	The Aera property is included in the draft Specific Plan planning area. However, a detailed circulation plan, development plan and accompanying design parameters will be necessary prior to the Aera site being developed. This will require an amendment to the Specific Plan.	Future development projects on the PLC or Aera Energy LLC sites may be subject to further environmental review to evaluate potential project specific impacts that may not have been evaluated in this environmental assessment.
Disclosure Requirements for PLC Project		
33	Future homeowners and/or renters within the PLC property should be made aware of potential impacts related to the PLC development project.	Adequate disclosure of potential noise, odor, traffic, safety and other impacts related to the residential PLC project's proximity to ongoing oil operations at the Aera site shall be provided by the seller or lessor to all potential buyers and/or tenants within the PLC project site.

LEGAL DESCRIPTION FOR SP -12

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BEING THOSE PORTIONS OF PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 96-5, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095326, TOGETHER WITH PORTIONS OF PARCEL 1, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 96-2, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095323, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH $41^{\circ}37'22''$ EAST, 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH $48^{\circ}22'38''$ WEST, 774.02 FEET; THENCE NORTH $41^{\circ}37'22''$ EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH $48^{\circ}22'38''$ EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTH $48^{\circ}22'38''$ EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH $41^{\circ}37'22''$ WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR SP -12

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 43°56'32" EAST, 67.42 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 46°03'28" EAST, 1505.13 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY, 83.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 05°00'46", A RADIAL LINE TO SAID POINT BEARS NORTH 38°55'46" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°56'32" WEST, 36.07 FEET; THENCE SOUTH 46°03'28" EAST, 384.59 FEET; THENCE SOUTH 47°16'58" EAST, 120.90 FEET; THENCE SOUTH 42°43'02" WEST, 20.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 47°16'58" WEST, 121.25 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE NORTH 46°03'28" WEST, 1758.56 FEET ALONG SAID SOUTHWESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1540.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHWESTERLY LINE 214.95 FEET THROUGH A CENTRAL ANGLE OF 07°59'50" TO THE POINT OF BEGINNING.

PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 43°56'32" EAST, 67.42 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 46°03'28" EAST, 1505.13 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY, 83.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 05°00'46", A RADIAL LINE TO SAID POINT BEARS NORTH 38°55'46" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°56'32" WEST, 36.07 FEET; THENCE SOUTH 46°03'28" EAST, 384.59 FEET; THENCE SOUTH 47°16'58" EAST, 120.90 FEET; THENCE SOUTH 42°43'02" WEST, 20.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 47°16'58" WEST, 121.25 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE NORTH 46°03'28" WEST, 1758.56 FEET ALONG SAID SOUTHWESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1540.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHWESTERLY LINE 214.95 FEET THROUGH A CENTRAL ANGLE OF 07°59'50" TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR SP -12

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL 1 OF CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH $41^{\circ}37'22''$ EAST, 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH $48^{\circ}22'38''$ WEST, 744.02 FEET; THENCE NORTH $41^{\circ}37'22''$ EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH $48^{\circ}22'38''$ EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTH $48^{\circ}22'38''$ EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH $41^{\circ}37'22''$ WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.

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